

Kingman 100
1054 W 1000 S
Kingman, IN 47952

\$630,000
100± Acres
Fountain County



Kingman 100
Kingman, IN / Fountain County

SUMMARY

Address

1054 W 1000 S

City, State Zip

Kingman, IN 47952

County

Fountain County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land, Timberland, Lot

Latitude / Longitude

39.982276 / -87.31225

Taxes (Annually)

1888

Acreage

100

Price

\$630,000

Property Website

<https://indianalandandlifestyle.com/property/kingman-100-fountain-indiana/31248/>



Kingman 100
Kingman, IN / Fountain County

PROPERTY DESCRIPTION

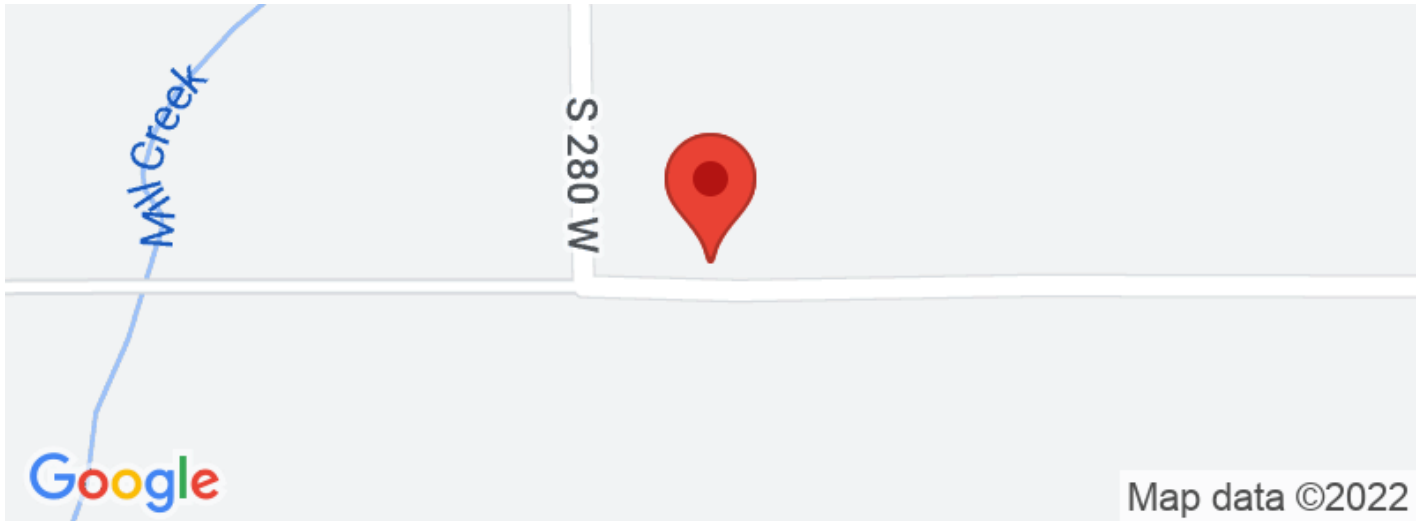
The Kingman 100 is located in southern Fountain County just two miles from Kingman, IN. The property has 60 acres of tillable and 40 acres of wooded ground and consists of two parcels: one south of County Road 1000 and one north. The south parcel improvements are power, a small garage, and a 24 X 48 equipment shed. This parcel has 17.14 acres of tillable ground with the remaining 22.86 acres being wooded. It has 1 acre of open ground with the garage, shed, and former home site. The second parcel is south of County Road 1000. This parcel has an equipment shed that is 60 X 42 and a 20 foot radius grain bin. The well is also located on this parcel. 44.13 acres of tillable ground is located on this parcel with the remaining 15.87 acres being mostly wooded. Neighboring properties for the entire 100 acres are in mostly crop production or connecting wood lots. The main water source is Mill Creek which cuts across the north section of the property. It provides the resident wildlife plenty of places to drink year-round. The wooded acres are steep with a lot of nice trees for plenty of stand locations. The deer sign is everywhere in the form of rubs, scrapes, and trails that have been worn down from years of use. The many ridge tops produce a lot of roosting trees for the resident turkeys. Access to the property is very good with county road frontage on two sides and two mowed field roads that provides access to the far north and south fields. County Road 1000 is paved and well maintained. Veedersburg, Indiana and I -74 are just 13 miles away. To schedule a property visit, contact Land Specialist, Jeff Michalic, at the above email or give him a call at [812-230-4503](tel:812-230-4503).



Kingman 100
Kingman, IN / Fountain County



Locator Maps



Aerial Maps



Kingman 100
Kingman, IN / Fountain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

NOTES

NOTES

[illegible]

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>