



MLS Client View			
<b>MLS #</b>	202531065	<b>Property SubType</b>	Commercial Land
<b>Area</b>	Gibson County	<b>Lot #</b>	
<b>Address</b>	Section III S Vail Street	<b>Approx. Lot Size Acres</b>	14.6600
<b>City</b>	Princeton	<b>Approx. Lot Size SqFt</b>	638,590
<b>Subdivision</b>	Vail Ridge	<b>Price per Acre</b>	\$32,166.10
<b>Status</b>	Active		
<b>Class</b>	LOTS AND LAND		
<b>Listing Price</b>	\$471,555		

**Additional Photos**



Listing courtesy of:  
RE/MAX REVOLUTION

Seller Concessions Offer Y/N  
Seller Concession Amount \$

**General Property Information:**

<b>Parcel# ID</b>	00-00-00-000-000.000 -000	<b>Lot Dimensions</b>	638590	<b>Platted Development</b>	Yes
<b>Platted Y/N</b>	Yes	<b>Township</b>	Patoka	<b>Waterfront Y/N</b>	No
<b>Auction Y/N</b>	No	<b>Date Lots Available</b>		<b>Water Type</b>	
<b>School District</b>	North Gibson School Corp.	<b>Road Access</b>	City	<b>Water Access</b>	
<b>Elementary</b>	Princeton	<b>Road Surface</b>	Asphalt	<b>Water Name</b>	
<b>Middle School</b>	Princeton	<b>Road Frontage</b>	City	<b>Water Frontage</b>	
<b>High School</b>	Princeton	<b>Road Frontage Length</b>		<b>Channel/Canal Frontage</b>	
<b>Section Number</b>		<b>Can Property Be Divided?</b>	No	<b>Taxes / Association Dues</b>	
<b>Lot Number</b>		<b>Structure/Bldg Imprmnts</b>	No	<b>Annual Taxes</b>	\$0.00
<b>City Zoning</b>		<b>Seller Owns Planted Crops</b>		<b>Year Taxes Payable</b>	2025
<b>County Zoning</b>		<b>Easements</b>	Yes	<b>Association Dues \$</b>	
				<b>Assoc. Dues Frequency</b>	Not Applicable

**Public Remarks & Directions**

**Remarks** 14 acres in Vail Estates is great for a single family subdivision or senior housing. The subdivision is the home of Deaconess clinic, Baird Financial and River Oaks Health Campus. Great Investment in the community.

**Directions to Property** From Highway 41, East on Richland Creek Drive, North on Vail St

**Property Features**

<b>PARCEL DESCRIPTION</b>	Level	<b>RESTRICTIONS</b>	None
<b>TYPE USE</b>	Commercial, Office, Other		
<b>WATER UTILITY</b>	City		
<b>SEWER TYPE</b>	City		
<b>FUEL TYPE</b>	Electric		
<b>ELECTRICITY TYPE</b>	Available		
<b>DOCUMENTS AVAILABLE</b>	Aerial Photo		



**Tim D Mason**  
RE/MAX REVOLUTION  
Cell: 812-664-0845  
office: 812-386-3222  
106 S Fifth St.  
Princeton IN 47670  
timmason@remax.net  
<http://www.timmasonteam.com>

