**Active**

Commercial Land

35 Acres

Montgomery County

Listing ID:	22019699	List Price:	\$875,000
Property Type:	Land	Orig. List Price:	\$875,000
Subtype:	Commercial Land	List Date:	02/10/2025
Transaction Type:	For Sale	DOM/CDOM:	13/13
Subdivision:	No Subdivision	County:	Montgomery

Directions

GPS Friendly

Public Remarks

35 +or- Total(Tracts D & E) Acres 25 +or- Acres zoned B3, currently used as tillable Ag ground with water and sewer near site. 25 +or- acres is being split off a larger 43.95 acre tract Parcel and the 9.98 acre wooded tract is separate parcel that adjoins the larger parcel. Located just off US 231 N, other area businesses include County Government Center, Car Dealership, Hospital, other medical and residential housing. Located 1 mile South of I-74 & US 231 interchange. This part of property has multiple potential including residential housing and/or commercial and is inside the city limits of Crawfordsville. The 9.9 acres that adjoins is zone Ag and is not inside the city limits. See attached Aerial of proposed parcel splits, zoning, aerial map & Restrictive Covenants. Also 72 +or- Acres currently agricultural land with Residential potential that is just Southwest of this property See BLC 22019318

Private Remarks

See Attachments: Aerials, Zoning, Restrictive Covenants

Listing Details

Area:	5405 - Montgomery - Union	School Dist:	North Montgomery Com Sch Corp
Legal Desc:	PT NEQ & PT NWQ 30-19-4 25 +or- Acres and PT EH SWQ 30-19-4 9.984 A	Elementary School:	
Section/Lot Number:	/540730100021000028	Intermediate School:	
Lot Size (SqFt):	1,524,600	Middle School:	North Montgomery Middle School
# of Acres:	35	High School:	North Montgomery High School
Usable Acres:		Type:	Undeveloped
# of Lots:	2	Lot Info:	Access Street, Irregular, Rural No Subdivision, Trees Mature, Wooded
Divisible:	No	Zoning:	B3 & AG
		\$/Acre:	\$25,000.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	None	Development Status:	Not Applicable
Facilities near Site:	Electric, Gas, Water & Sewer, Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Not Applic, See Remarks
Soil Type:	Loam	Road Access:	Limited Acc, See Remarks
Soil Test:		Road Frontage Type:	Not Applic, Land Locked
Topography:	Sloping, Terraced, Wooded	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID: 540730700044001024
MultiTax ID: 540730700044001024
Semi Tax: \$795.00
Tax Year Due: 2023
Tax Exempt: None
Low Maintenance Lifestyle Y/N:
Association:
Mgmt Co.:
Mgmt Phone:
Fee Includes:
Fee Amount:
Fee Paid:
Fee Includes:
HOA Disclosure:
Amenities:

Insurance Expense:
Possible Financing: Conventional
Existing Lease:
Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Contact & Contract Information

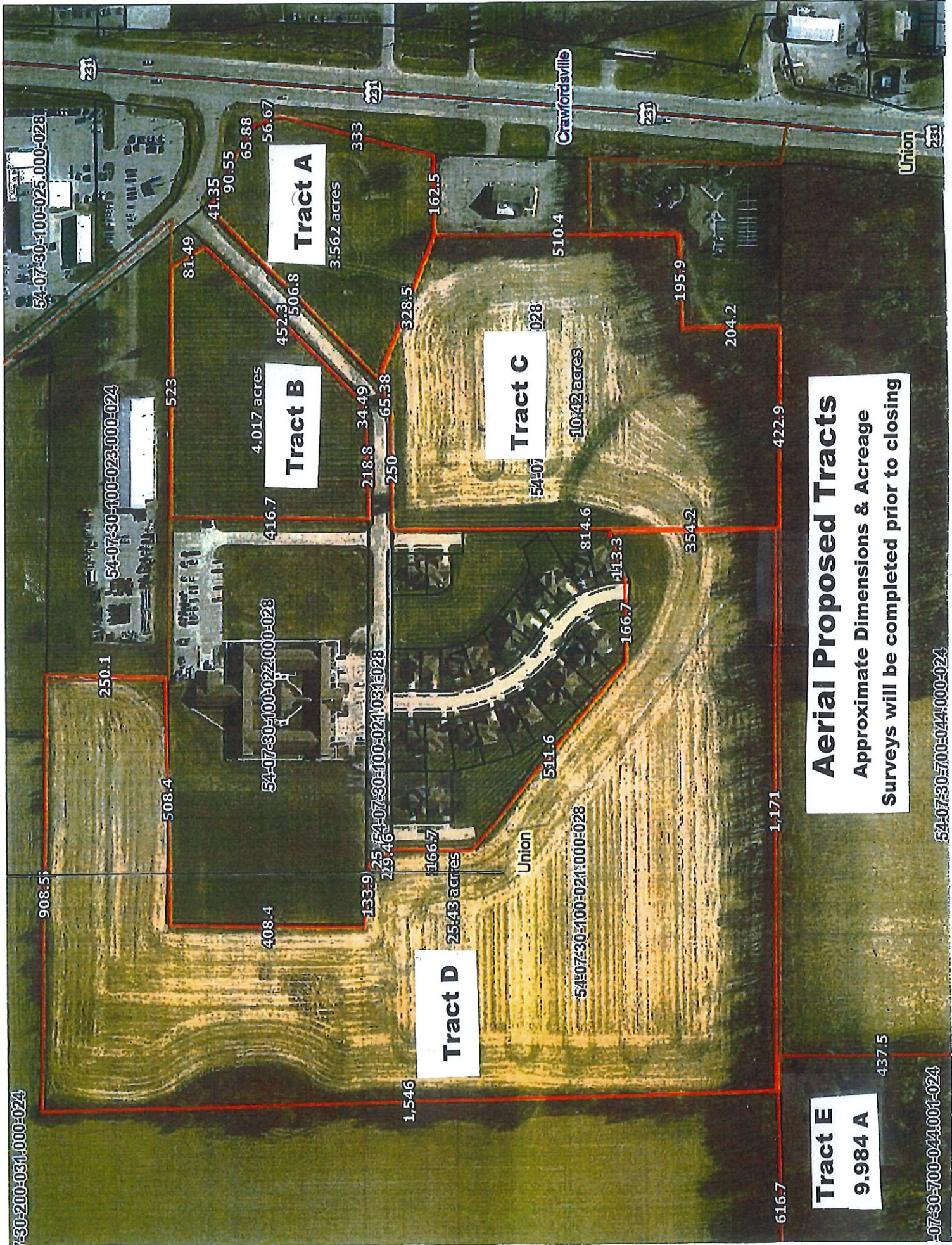
List Type: Exclusive Right to Sell
Listing Terms:
Listing Date: 02/10/2025
Entered: 02/10/2025
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 12/31/2025
Last Change Date: 02/10/2025
List Office: Keller Williams-Morrison
List Agent: Greg Morrison
List Agent Phone: (765) 362-5878
List Agent Email: Greg@davismorrison.com; greg@davismorrison.com
List Agent BLC ID: 16797
Co-List Agent: Stacey Baird
Co-List Agent Phone: (765) 720-2075
Co-List Agent Email: bairdinvestmentgroup@outlook.com
Co-List Agent BLC ID: 43381
Contact Num 1 Type:
Contact Num 1 Name: Greg Morrison
Contact Num 1 Phone: (765) 366-1521

Possible Financing: Conventional
Inspection Warranties:
Disclosures:
Other Disclosures: Package, Other/See Remarks
Possession: At Closing
List Office: Keller Williams-Morrison
List Office Phone: (765) 362-5878
List Office BLC ID: KWLF02

Contact Num 2 Type:
Contact Num 2 Name: Stacey Baird
Contact Num 2 Phone: (765) 720-2075

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Prepared By: Greg Morrison | Keller Williams-Morrison | 02/22/2025 11:34 AM



Tract A
3.562 acres

Tract B
4.017 acres

Tract C
10.42 acres

Tract D
25.43 acres

Tract E
9.984 A

Aerial Proposed Tracts
Approximate Dimensions & Acreage
Surveys will be completed prior to closing

54-07-30-700-044.000-024

54-07-30-700-044.001-024

7-30-200-031.000-024

908.5

250.1

508.4

408.4

133.9

1,546

Union

54-07-30-100-021.000-028

511.6

1,171

437.5

54-07-30-100-025.000-028

54-07-30-100-023.000-024

54-07-30-100-022.000-028

54-07-30-100-021.031-028

54-07-30-100-028

Union

231

Crawfordsville

231

81.49

41.35

90.55

65.88

56.67

333

506.8

452.3

328.5

218.8

250

65.38

34.49

54.07

510.4

195.9

204.2

422.9

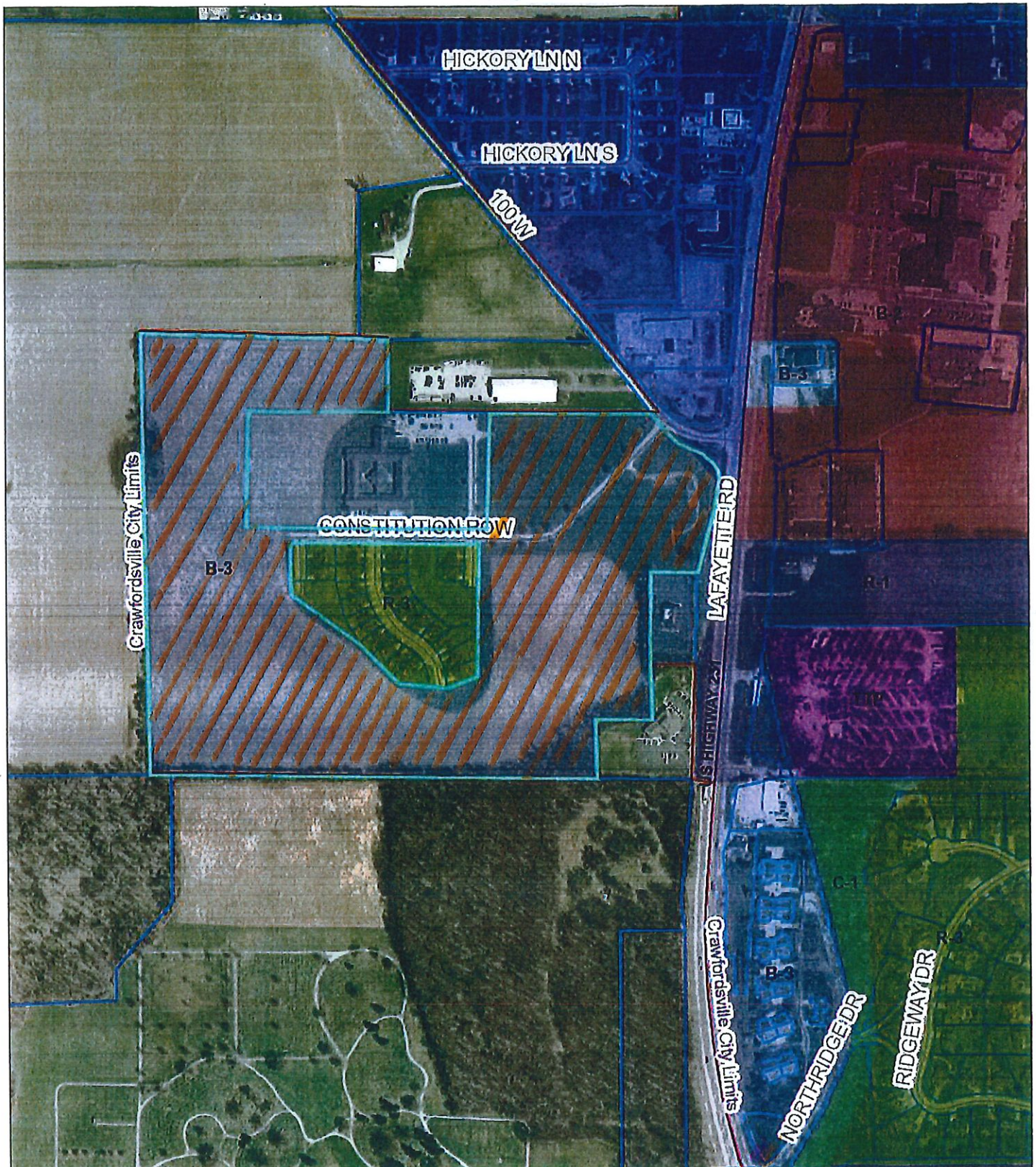
814.6

113.3

166.7

354.2

Zoning Map



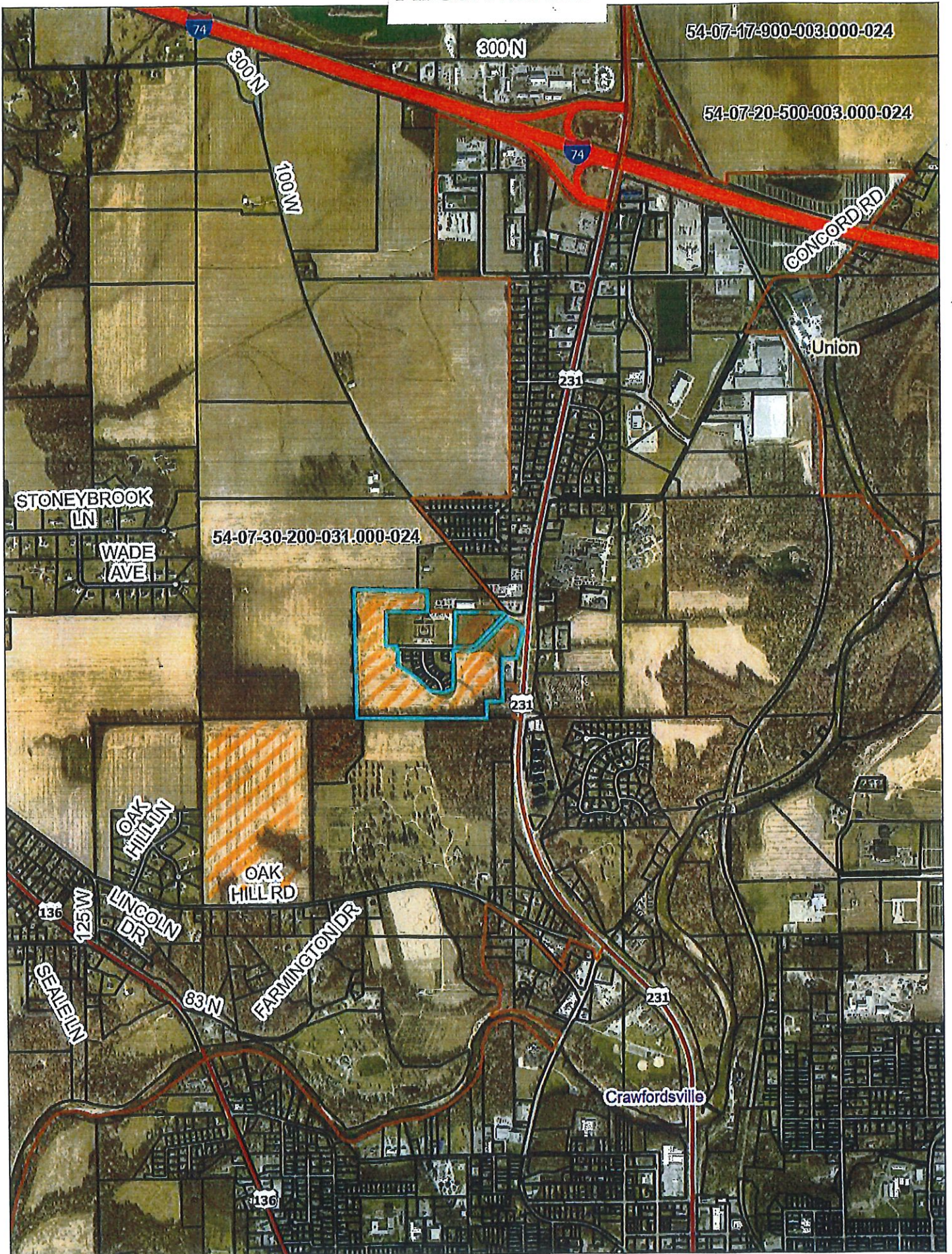
Parcel ID	54-07-30-100-021.000-028	Alternate ID	024-07001-11	Owner Address	HOUSTON COMPANIES INC
Sec/Twp/Rng	30-19-4	Class	100 VACANT AGRICULTURAL-100		15448 MAPLE RIDGE CT
Property Address	100 W	Acreage	43.595		CARMEL, IN 46033-4206

CRAWFORDSVILLE

District CVILLE O S NORTH
 Brief Tax Description PT NEQ & PT NWQ 30-19-4 43.595 A

(Note: Not to be used on legal documents)

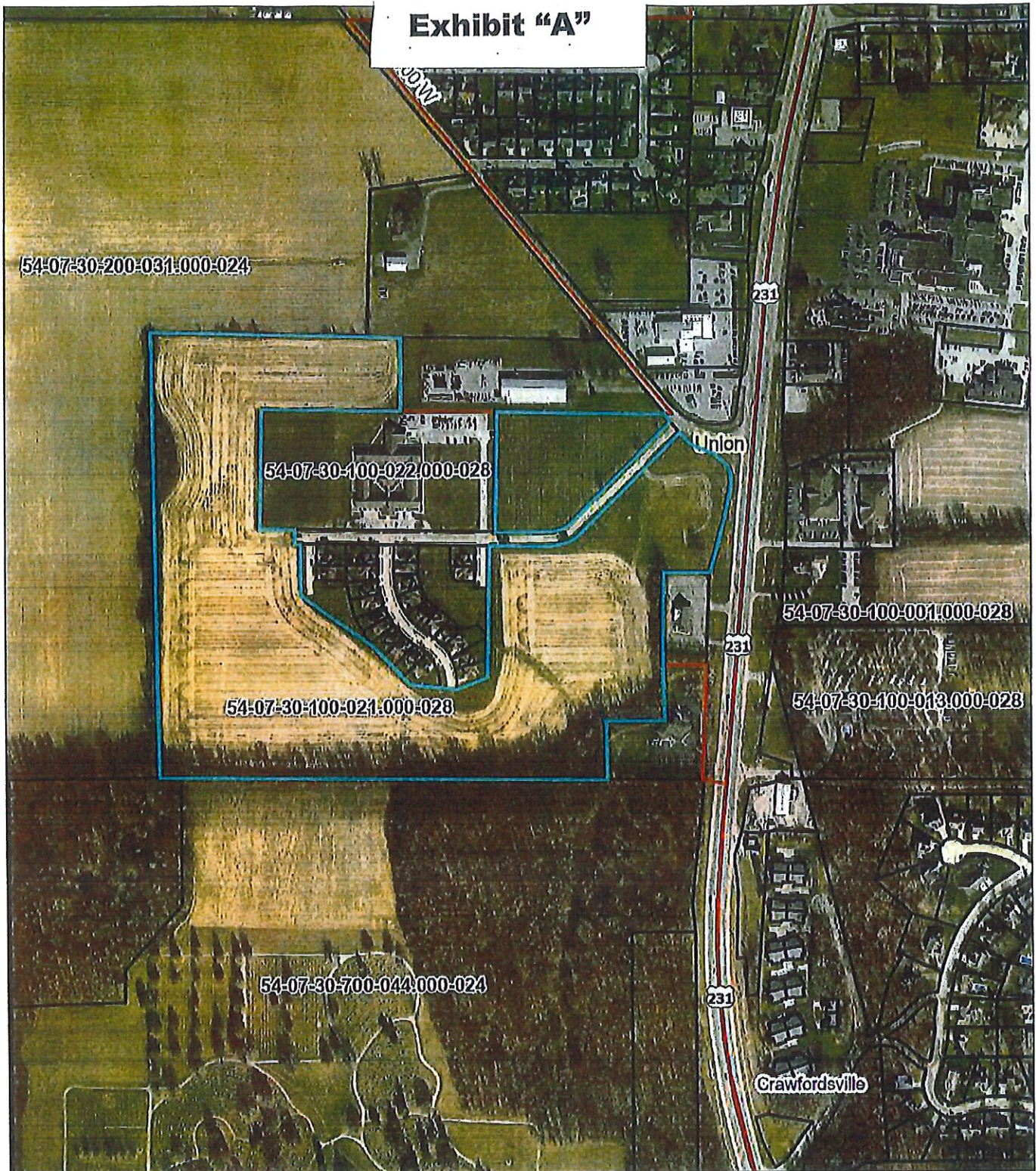
Area Aerial



Restrictive Covenant prohibiting the use or development of the Houston Companies, Inc. real estate described as PT NEQ & PT NWQ 30-19-4 Tax Parcel ID 54-07-30-100-021.000-028 containing 43.595 acres

Subject also to a restrictive covenant prohibiting the use or development of the real estate described on the attached Exhibit "A" for use as a 55+ senior living facility, including, but not necessarily limited to, a licensed comprehensive care health facility, licensed residential care health facility, licensed or unlicensed assisted living facility, continuing care retirement community, or housing with services establishment, or for any similar purposes for a period of fifty (50) years from the date of this conveyance. This restrictive covenant shall be binding on the successors and assigns in ownership or use of the subject real estate, and a covenant running with the land for the restricted period, and shall be contained in, and made a part of, every deed, mortgage, lease or other instrument affecting title to, or the use of, such real estate during such restricted period.

Exhibit "A"



Parcel ID	54-07-30-100-021.000-028	Alternate ID	024-07001-11	Owner Address	HOUSTON COMPANIES INC
Sec/Twp/Rng	30-19-4	Class	100 VACANT AGRICULTURAL-100		15448 MAPLE RIDGE CT
Property Address	100 W	Acreage	43.595		CARMEL, IN 46033-4206
	CRAWFORDSVILLE				
District	CVILLE O S NORTH				
Brief Tax Description	PT NEQ & PT NWQ 30-19-4 43.595 A				
	(Note: Not to be used on legal documents)				