



MLS Client View			
MLS #	202538940	Property SubType	Residential Land
Area	Vanderburgh County	Lot #	
Address	10045 Baumgart Road	Approx. Lot Size Acres	15.9400
City	Evansville	Approx. Lot Size SqFt	694,346
Subdivision	None	Price per Acre	\$24,993.73
Status	Active		
Class	LOTS AND LAND		
Listing Price	\$398,400		

Additional Photos



Listing courtesy of:
RE/MAX REVOLUTION

Seller Concessions Offer Y/N
Seller Concession Amount \$

General Property Information:

Parcel# ID	82-04-21-002-115.038	Lot Dimensions	n/a	Platted Development	No
	-019	Township	Center	Waterfront Y/N	No
Platted Y/N	Yes	Date Lots Available		Water Type	
Auction Y/N	No	Road Access	County	Water Access	
School District	Evansville-Vanderburgh	Road Surface	Paved	Water Name	
	School Corp.	Road Frontage	County	Water Frontage	
Elementary	McCutchanville	Road Frontage Length		Channel/Canal Frontage	
Middle School	North	Can Property Be Divided?	No	Taxes / Association Dues	
High School	North	Structure/Bldg Imprvmnts	No	Annual Taxes	\$671.00
Section Number		Seller Owns Planted Crops		Year Taxes Payable	2025 (estimated after split)
Lot Number		Easements	No	Association Dues \$	
City Zoning				Assoc. Dues Frequency	Not Applicable
County Zoning					

Public Remarks & Directions

Remarks Fantastic wooded building site on the north side of Evansville. Build your dream home and have plenty of wildlife to enjoy. This 15.94 acres has mature hardwood trees and includes 60 ft. of frontage along Baumgart Rd. with water and electric available. Don't miss out, this kind of land doesn't come available often.

Directions to Property From Hwy 41, take Hillsdale Rd to Browning Rd, to Baumgart turn right to the entrance of the property on the left.

Property Features

PARCEL DESCRIPTION	Heavily Wooded, Irregular	
TYPE USE	Residential, Recreational	
WATER UTILITY	City, Available	
SEWER TYPE	Available	
FUEL TYPE	Electric	
ELECTRICITY TYPE	Available	
DOCUMENTS AVAILABLE	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>

