



Lots & Land Agent Full Detail

Listings as of 05/07/2025

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Property Type LOTS AND LAND

Status Active

CDOM 1

DOM 1

Auction No

MLS	202516297	6000 S US hwy 41 N	Fort Branch	IN 47648	Status Active	LP \$996,500
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Area	Gibson County	Parcel ID	26-19-07-200-001.766-025	Type	Commercial Land
Sub	None	Cross Street		Lot #	
School District	S...	Elem	Ft. Branch Community	JrH	Ft. Branch Community
SrH	Gibson Southern				
REO	No	Short Sale	No	Waterfront Y/N	N
Legal Description	PT NE 7-3-10 (39.86 acres +/-)				
Directions	At the corner of Hwy 41 and 600 S				
Inside City Limits	City Zoni...	County Zoning	Zoning Description		

Remarks Looking for highly productive land for farm or future development, this is a great location at the south edge of Toyota, bounded on the north side by CR 550S, 40 acre tract with easy access to CR 600 and great visibility from Hwy 41 would be a good FARM OR COMMERCIAL application.

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	39.8600 / 1,736,302 / 0
Parcel Desc	Corner, Undeveloped, Tillable	Platted Development	No
Township	Union	Date Lots Available	
Type Use	Agriculture, Commercial, In...	Road Access	County
		Road Surface	Paved
		Road Frontage	Interstate
Water Type	Available	Well Type	
SEWER TYPE	Available	Easements	No
Type Fuel	Available	Water Frontage	
Electricity	Available	Assn Dues	Not Applicable
		Other Fees	

Features DOCUMENTS AVAILABLE Plat Map, Topography Map

Strctr/Bldg Imprv	No
Can Property Be Divided?	No
Water Access	
Water Name	Lake Type
Water Features	None
Water Frontage	Channel Frontage
Auction	No
Auctioneer Name	Auctioneer License #
Auction Location	Auction Start Date
Financing: Existing	None
Proposed	
Excluded Party	None
Annual Taxes	\$1,604... Exemption
Year Taxes Payable	2025
Assessed Value	
Is Owner/Seller a Real Estate Licensee	No
Possession	immediate
List Office	RE/MAX REVOLUTION - office: 812-386-3222
List Agent	Tim D Mason - Cell: 812-664-0845
Agent ID	RB14024551
Agent E-mail	timmason@remax.net
Co-List Office	Co-List Agent
Showing Instr	Call Tim @ 812-664-0845
List Date	5/6/2025
Exp Date	5/6/2026
Contract Type	Exclusive Right to Sell
Special Listing Cond.	None
Seller Concessions Offer Y/N	
Seller Concession Amount \$	
Virtual Tours:	Unbranded Virtual Tour
Type of Sale	
Pending Date	Closing Date
Selling Price	How Sold
CDOM	1
Total Concessions Paid	Sold/Concession Remarks
Sell Office	Sell Agent
Sell Team	
Co-Sell	Co-Sell Agent
Presented ...	Tim D Mason - Cell: 812-664-0845 / RE/MAX REVOLUTION - office: 812-386-3222

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