

Consumer Display

**LOTS AND Residential Land**      **1276 E Zinnia Drive**      **LP \$49,900**  
**201602161 Active**      **Bloomington IN 47401**      **SP**  
**Sold**

**Brokerage:** RE/MAX Acclaimed Properties      **List Agent:** Tracee Lutes

**PREPARED BY**



**Tracee Lutes**  
**RE/MAX Acclaimed Properties**  
**3695 S Sare Rd.**  
**Bloomington IN 47401**

Cell: 812-322-2650  
 Offc: 812-332-3001  
 Fax: 812-332-3015



tlutes@homefinder.org



<b>Area</b>	Monroe County	<b>Road Surface</b>	Asphalt
<b>Township</b>	Clear Creek	<b>Road Frontage</b>	County
<b>Zoning</b>		<b>Other Buildings</b>	No
<b>Subdivision</b>		<b>Fencing</b>	
<b>Acres</b>	2.1800	<b>Pasture Acres</b>	
<b>Lot Dimensions</b>	irregular	<b>Tillable Acres</b>	
<b>Platted Dvlpmnt</b>	Yes	<b>Timber Acres</b>	
<b>Possession</b>	At Closing	<b>Wooded Acres</b>	
		<b>Mobile/Manfct Allowed</b>	No

**NOTE:** Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school  
**School District** Monroe County    **Elementary** Lakeview      **Middle School** Jackson Creek      **High School** Bloomington South

**Legal Description** Schmidt Minor Lot 1

<b>Annual Tax</b> \$102.16	<b>Assessment/Payment Year</b> 2015
<b>Tax Key</b> 53-11-16-400-001.010-006	<b>Agent/Owner Related Y/N</b> No
<b>Improvements</b> Sidewalks	
<b>Exempt Type</b>	

<b>Parcel Description</b> Cul-De-Sac, Partially Wooded, 6-9.999, Cable Available	
<b>Sewer</b> None	<b>Fuel Type</b> Gas, Available
<b>Water Utility</b> Public	<b>Electricity Type</b> Available

<b>HOA Dues \$</b>	<b>HOA Dues Frequency</b> Not Applicable	<b>Other Fee Description</b>
<b>Other Fees \$</b>	<b>Other Fees Frequency</b>	

**AMENITIES**

**Location** Suburb  
**Land Features**

**FEATURES**

<b>Type Use</b> Residential	<b>Miscellaneous</b>
<b>Lake Type</b>	<b>Parking</b> Off Street
<b>Water Features</b>	

**Remarks** Gentle terrain with a lovely home site. Pretty views, a country feel but just minutes to Hwy 37 and to Lakeview Elementary School. This lot is not a part of Lakewood Hills but is adjacent to Lot 2 which is host to an executive home on 2.5 acres. A great buy for anyone looking for a place to build their dream home. Taxed with parent parcel. Lots have not yet been assessed individually.

**Directions to Property** Strain Ridge to E. Zinnia Follow Zinnia and lot will be accessed by a private road on the left at the curve.

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## Consumer Display

<b>LOTS AND</b>	<b>Residential Land</b>	<b>1284 E Zinnia (Lot 3) Drive</b>	<b>LP</b>	<b>\$79,000</b>
<b>201602162</b>	<b>Active</b>	<b>Bloomington IN 47401</b>	<b>SP</b>	
			<b>Sold</b>	

Brokerage: RE/MAX Acclaimed Properties

List Agent: Tracee Lutes

## PREPARED BY



Tracee Lutes  
RE/MAX Acclaimed Properties  
3695 S Sare Rd.  
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<b>Area</b>	Monroe County	<b>Road Surface</b>	Asphalt
<b>Township</b>	Clear Creek	<b>Road Frontage</b>	County
<b>Zoning</b>		<b>Other Buildings</b>	No
<b>Subdivision</b>		<b>Fencing</b>	
<b>Acres</b>	7.8530	<b>Pasture Acres</b>	
<b>Lot Dimensions</b>	irregular	<b>Tillable Acres</b>	
<b>Platted Dvlpmnt</b>	Yes	<b>Timber Acres</b>	
<b>Possession</b>	At Closing	<b>Wooded Acres</b>	
		<b>Mobile/Manfct Allowed</b>	No

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school

<b>School District</b>	Monroe County	<b>Elementary</b>	Lakeview	<b>Middle School</b>	Jackson Creek	<b>High School</b>	Bloomington South
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**Legal Description** Schmidt Minor Lot 3

<b>Annual Tax</b>	\$320.08	<b>Assessment/Payment Year</b>	2015
<b>Tax Key</b>	53-11-16-400-001.003-006	<b>Agent/Owner Related Y/N</b>	No
<b>Improvements</b>	Sidewalks		
<b>Exempt Type</b>			

<b>Parcel Description</b>	Cul-De-Sac, Heavily Wooded, 6-9.999	<b>Fuel Type</b>	Gas, Available
<b>Sewer</b>	Septic	<b>Electricity Type</b>	Available
<b>Water Utility</b>	Public		

<b>HOA Dues \$</b>	<b>HOA Dues Frequency</b>	Not Applicable	<b>Other Fee Description</b>
<b>Other Fees \$</b>	<b>Other Fees Frequency</b>		

## AMENITIES

**Location**  
**Land Features**

## FEATURES

<b>Type Use</b>	Residential	<b>Miscellaneous</b>
<b>Lake Type</b>		<b>Parking</b>
<b>Water Features</b>		

**Remarks** Wooded beauty, gentle terrain with many sweet spots for your dream home. Situated adjacent to Lakeview Elementary School with plenty of space btween for a buffer, you'll be sure to enjoy the country flavor of the property, along with privacy, lovely views and the convenience of having Hwy 37 just minutes away. Taxed with parent parcel. Lots have not yet been assessed individually.

**Directions to Property** Strain Ridge to E. Zinnia Follow Zinnia and lots will be on the left at the curve.

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Consumer Display

**LOTS AND Residential Land**      **1280 E Zinnia (Lot 4) Drive**      **LP \$79,000**  
**201602160 Active**      **Bloomington IN 47401**      **SP**  
**Sold**

**Brokerage:** RE/MAX Acclaimed Properties      **List Agent:** Tracee Lutes

**PREPARED BY**



**Tracee Lutes**  
**RE/MAX Acclaimed Properties**  
**3695 S Sare Rd.**  
**Bloomington IN 47401**

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<b>Area</b>	Monroe County	<b>Road Surface</b>	Asphalt
<b>Township</b>	Clear Creek	<b>Road Frontage</b>	County
<b>Zoning</b>		<b>Other Buildings</b>	No
<b>Subdivision</b>		<b>Fencing</b>	
<b>Acres</b>	7.6300	<b>Pasture Acres</b>	
<b>Lot Dimensions</b>	irregular	<b>Tillable Acres</b>	
<b>Platted Dvlpmnt</b>	Yes	<b>Timber Acres</b>	
<b>Possession</b>	At Closing	<b>Wooded Acres</b>	
		<b>Mobile/Manfct Allowed</b>	No

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school  
**School District** Monroe County    **Elementary** Lakeview      **Middle School** Jackson Creek      **High School** Bloomington South

**Legal Description** Schmidt Minor Lot 4

<b>Annual Tax</b> \$311.92	<b>Assessment/Payment Year</b> 2015
<b>Tax Key</b> 53-11-16-400-001.004-006	<b>Agent/Owner Related Y/N</b> No
<b>Improvements</b> Sidewalks	
<b>Exempt Type</b>	

<b>Parcel Description</b> Cul-De-Sac, Heavily Wooded, 6-9.999	<b>Fuel Type</b> Gas, Available
<b>Sewer</b> Septic	<b>Electricity Type</b> Available
<b>Water Utility</b> Public	

<b>HOA Dues \$</b>	<b>HOA Dues Frequency</b> Not Applicable	<b>Other Fee Description</b>
<b>Other Fees \$</b>	<b>Other Fees Frequency</b>	

**AMENITIES**

**Location**  
**Land Features**

**FEATURES**

<b>Type Use</b> Residential	<b>Miscellaneous</b>
<b>Lake Type</b>	<b>Parking</b>
<b>Water Features</b>	

**Remarks** This wooded and gorgeous lot has an easy terrain for building and enjoying a lovely homestead but it also has a few trails and beautiful waterfall toward the back. It's very private yet close to Hwy 37 and Schools. This lot is NOT a part of Lakewood Hills. Taxed with parent parcel. Lots have not yet been assessed individually.

**Directions to Property** Strain Ridge to E. Zinnia Follow Zinnia and lots will be on the left at the curve.

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