



For Sale



**1927 Lanier Drive
Madison, IN 47250**

(800) 844-8661, ext. 8215

Features and Facts

- On SR-7 just ½ mile from Clifty Falls State Park (Jefferson County)
- Former C-store/gas station
- Lot Size: 74,053 sq ft
- Building Size: 2,202 sq ft
- Zoning: GB
- Deed Restrictions: Not to be used for Petroleum and/or Convenience Store
- Environmental: USTs pulled Nov. 2003; NFA issued June, 2012
- Price: \$120,000



Information is deemed reliable, but is not guaranteed and should be independently verified.

ALTA / ACSM LAND TITLE SURVEY PART OF THE NORTHEAST QUARTER SECTION 17 T4N, R10E JEFFERSON COUNTY, INDIANA

DESCRIPTION
Job #2504

Being a part of Section 28, Township 4 North, Range 10 East, 2 more fully described as follows, to-wit:

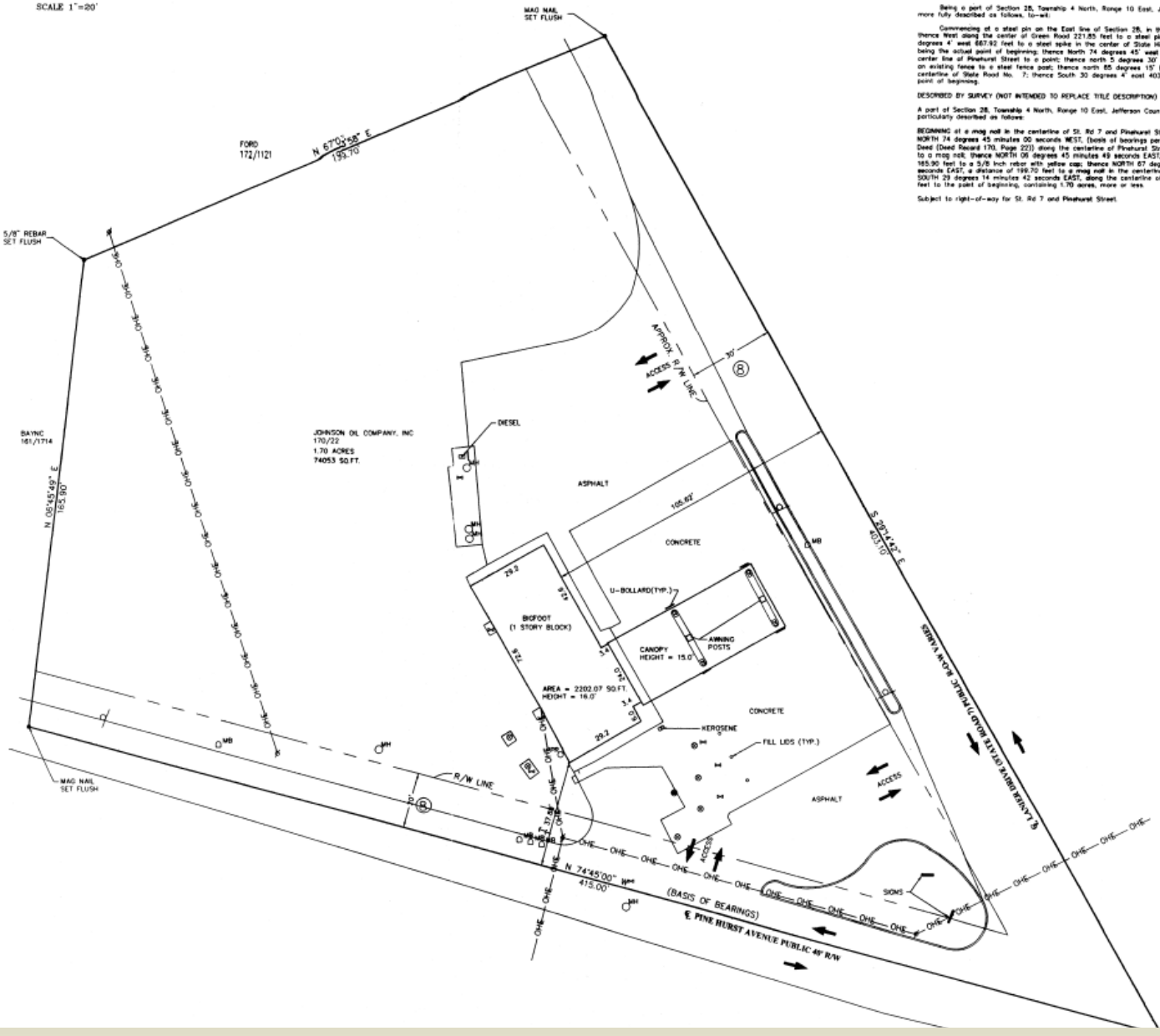
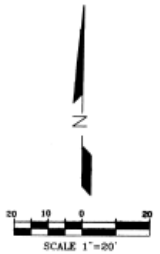
Commencing at a steel pin on the East line of Section 28, in 19 thence West along the center of Green Road 223.85 feet to a steel pin 4 degrees 4' west 867.92 feet to a steel spike in the center of State 16 being the actual point of beginning; thence North 74 degrees 45' west center line of Pinhurst Street to a point; thence North 5 degrees 30' on existing fence to a steel fence post; thence north 85 degrees 15' 1 centesimal of State Road No. 7; thence South 20 degrees 4' east 403 point of beginning.

DESCRIBED BY SURVEY (NOT INTENDED TO REPLACE TITLE DESCRIPTION)

A part of Section 28, Township 4 North, Range 10 East, Jefferson County particularly described as follows:

BEGINNING at a mag nail in the centerline of St. Rd 7 and Pinhurst St NORTH 74 degrees 45 minutes 00 seconds WEST, (both of bearings per Deed Deed Record 170, Page 222) along the centerline of Pinhurst St to a mag nail; thence NORTH 06 degrees 45 minutes 48 seconds EAST, 185.90 feet to a 3/8 inch rebar with yellow cap; thence NORTH 67 degrees 00 seconds EAST, a distance of 199.70 feet to a mag nail in the centerline SOUTH 29 degrees 14 minutes 42 seconds EAST, along the centerline of feet to the point of beginning, containing 5.79 acres, more or less.

Subject to right-of-way for St. Rd 7 and Pinhurst Street.



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