

39 Lake Hart, Mooresville, IN 46158

↓ \$2,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 0.16 Acres        | Morgan County |
| Listing ID:       |  | 22003981         | List Price:       | \$2,000       |
| Property Type:    |  | Land             | Orig. List Price: | \$3,000       |
| Subtype:          |  | Residential Land | List Date:        | 09/27/2024    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 348/348       |
| Subdivision:      |  | Lake Hart        | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

This vacant lot offers a fantastic opportunity to own affordable property in a lake community with access to Lake Hart. Enjoy outdoor activities like boating, kayaking, fishing, and swimming in this peaceful setting. The seller is unsure if the lot is buildable, so buyers are encouraged to conduct their own due diligence. Whether you're looking for a quiet escape, invest in land or a place to set up a camping tent, or park your RV for weekend getaways, this could be the perfect spot. Explore the potential and make it yours!

Listing Details

|                     |                        |                      |                              |
|---------------------|------------------------|----------------------|------------------------------|
| Area:               | 5502 - Morgan - Monroe | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | Lot 39 Lake Hart Sub   | Elementary School:   | Monrovia Elementary School   |
| Section/Lot Number: | /39                    | Intermediate School: |                              |
| Lot Size (SqFt):    | 7,013                  | Middle School:       | Monrovia Middle School       |
| # of Acres:         | 0.16                   | High School:         | Monrovia High School         |
| Usable Acres:       |                        | Type:                | Single Lot                   |
| # of Lots:          | 1                      | Lot Info:            | Not Applicable               |
| Divisible:          | No                     | Zoning:              | Residential Vacant Land      |
|                     |                        | \$/Acre:             | \$12,500.00                  |

Property Overview

|                       |                   |                          |                |
|-----------------------|-------------------|--------------------------|----------------|
| Current Use:          |                   | Buildings:               | Not Applicable |
| Proposed Use:         |                   | Options:                 | Not Applic     |
| Facilities on Site:   | None              | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas     | Traffic Count:           |                |
| Water:                |                   | Traffic Year:            |                |
| Sewer:                | Septic Required   | Public Transportation:   |                |
| Utilities:            |                   | Rail:                    |                |
| Solid Waste:          | No                | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic        | Road Access:             | Not Applic     |
| Soil Test:            | No                | Road Frontage Type:      | City Street    |
| Topography:           | Wooded            | Web Link:                |                |
| Documents Available:  | Legal Description | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550516185008000016 | Insurance Expense:   |  |
| Semi Tax:                      | \$40.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |                        |
|--------------------|-------------------------|------------------------|------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                        |
| Listing Terms:     |                         | Inspection Warranties: |                        |
| Listing Date:      | 09/27/2024              | Disclosures:           |                        |
| Entered:           | 09/27/2024              | Other Disclosures:     | Defects/None Noted     |
| Temp Off Mkt Date: |                         | Possession:            | At Closing, Negotiable |
| Withdrawn Date:    |                         |                        |                        |
| Last Change Date:  | 11/03/2025              |                        |                        |
| List Office:       | F.C. Tucker Company     |                        |                        |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

2 Lake Hart, Mooresville, IN 46158

\$4,100



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.25 Acres        | Morgan County |
| Listing ID:       | 22027762         | List Price:       | \$4,100       |
| Property Type:    | Land             | Orig. List Price: | \$5,000       |
| Subtype:          | Residential Land | List Date:        | 03/19/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 234/234       |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Lakefront property on Lake Hart. Appears to be a valley, not sure if it can be developed, buyer to complete due diligence.

Listing Details

|                     |                        |                      |                              |
|---------------------|------------------------|----------------------|------------------------------|
| Area:               | 5502 - Morgan - Monroe | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | Lot 41 Lake Hart Sub   | Elementary School:   |                              |
| Section/Lot Number: | /41                    | Intermediate School: |                              |
| Lot Size (SqFt):    | 10,977                 | Middle School:       |                              |
| # of Acres:         | 0.25                   | High School:         |                              |
| Usable Acres:       |                        | Type:                | Not Applic                   |
| # of Lots:          |                        | Lot Info:            |                              |
| Divisible:          | No                     | Zoning:              | Residential                  |
|                     |                        | \$/Acre:             | \$16,400.00                  |

Property Overview

|                       |                |                          |                |
|-----------------------|----------------|--------------------------|----------------|
| Current Use:          |                | Buildings:               | Not Applicable |
| Proposed Use:         |                | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable | Development Status:      | Not Applicable |
| Facilities near Site: | None           | Traffic Count:           |                |
| Water:                |                | Traffic Year:            |                |
| Sewer:                | Not Applicable | Public Transportation:   |                |
| Utilities:            |                | Rail:                    |                |
| Solid Waste:          | No             | Road Surface Type:       | Not Applic     |
| Soil Type:            | Not Applic     | Road Access:             | Not Applic     |
| Soil Test:            |                | Road Frontage Type:      | Not Applic     |
| Topography:           | Not Applic     | Web Link:                |                |
| Documents Available:  | Not Applicable | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |          |
|--------------------------------|--------------------|----------------------|----------|
| Tax ID:                        | 550516180007000016 | Insurance Expense:   |          |
| Semi Tax:                      | \$63.00            | Possible Financing:  | Contract |
| Tax Year Due:                  | 2024               | Existing Lease:      |          |
| Tax Exempt:                    |                    | Existing Lease Type: |          |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |          |
| Association:                   |                    | Proposed Lease:      |          |
| Mgmt Co.:                      |                    | Proposed Term:       |          |
| Mgmt Phone:                    |                    | Land Lease:          |          |
| Fee Includes:                  |                    |                      |          |
| Fee Amount:                    |                    |                      |          |
| Fee Paid:                      |                    |                      |          |
| Fee Includes:                  |                    |                      |          |
| HOA Disclosure:                |                    |                      |          |
| Amenities:                     |                    |                      |          |

Contact & Contract Information

|                    |                             |                        |              |
|--------------------|-----------------------------|------------------------|--------------|
| List Type:         | Exclusive Right to Sell     | Possible Financing:    | Contract     |
| Listing Terms:     |                             | Inspection Warranties: |              |
| Listing Date:      | 03/19/2025                  | Disclosures:           |              |
| Entered:           | 03/19/2025                  | Other Disclosures:     | Broker Owned |
| Temp Off Mkt Date: |                             | Possession:            | At Closing   |
| Withdrawn Date:    |                             |                        |              |
| Last Change Date:  | 09/08/2025                  |                        |              |
| List Office:       | Wynkoop Brokerage Firm, LLC |                        |              |

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0 Upper Patton Park Rd, Martinsville, IN 46151

↓ \$8,000



|        |                  |            |               |
|--------|------------------|------------|---------------|
| Active | Residential Land | 0.14 Acres | Morgan County |
|--------|------------------|------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22011580         | List Price:       | \$8,000    |
| Property Type:    | Land             | Orig. List Price: | \$12,000   |
| Subtype:          | Residential Land | List Date:        | 11/20/2024 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 304/304    |
| Subdivision:      | No Subdivision   | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

This vacant lot offers a fantastic opportunity to own affordable property near Patton Lake. Enjoy outdoor activities like boating, kayaking, fishing, and swimming in this peaceful setting. The seller is unsure if the lot is buildable, so buyers are encouraged to conduct their own due diligence. Whether you're looking for a quiet escape, invest in land or a place to set up a camping tent, or park your RV for weekend getaways, this could be the perfect spot. Explore the potential and make it yours!

Listing Details

|                     |                                                                                  |                      |                              |
|---------------------|----------------------------------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5507 - Morgan - Gregg                                                            | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | Lot 28 Claude W Moore's 2nd Subdivision Lot 29 E 1/2 C W Moore's 2nd Subdivision | Elementary School:   | Monrovia Elementary School   |
| Section/Lot Number: | 2/28,29                                                                          | Intermediate School: |                              |
| Lot Size (SqFt):    | 5,968                                                                            | Middle School:       | Monrovia Middle School       |
| # of Acres:         | 0.14                                                                             | High School:         | Monrovia High School         |
| Usable Acres:       |                                                                                  | Type:                | Single Lot                   |
| # of Lots:          |                                                                                  | Lot Info:            |                              |
| Divisible:          | No                                                                               | Zoning:              | Residential                  |
|                     |                                                                                  | \$/Acre:             | \$57,143.00                  |

Property Overview

|                       |                 |                          |                          |
|-----------------------|-----------------|--------------------------|--------------------------|
| Current Use:          |                 | Buildings:               | Not Applicable           |
| Proposed Use:         |                 | Options:                 | Not Applic               |
| Facilities on Site:   | None            | Development Status:      | Not Applicable           |
| Facilities near Site: | Electric        | Traffic Count:           |                          |
| Water:                |                 | Traffic Year:            |                          |
| Sewer:                | Septic Required | Public Transportation:   |                          |
| Utilities:            |                 | Rail:                    |                          |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt                  |
| Soil Type:            | Not Applic      | Road Access:             | County Rd, Frontage Road |
| Soil Test:            | No              | Road Frontage Type:      | City Street              |
| Topography:           | Not Applic      | Web Link:                |                          |
| Documents Available:  | Not Applicable  | Association Website URL: |                          |

**Tax/HOA**

|                                |                    |                      |           |
|--------------------------------|--------------------|----------------------|-----------|
| Tax ID:                        | 550803370004000010 | Insurance Expense:   |           |
| Semi Tax:                      | \$31.00            | Possible Financing:  | Cash Only |
| Tax Year Due:                  | 2023               | Existing Lease:      |           |
| Tax Exempt:                    |                    | Existing Lease Type: |           |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |           |
| Association:                   | No                 | Proposed Lease:      |           |
| Mgmt Co.:                      |                    | Proposed Term:       |           |
| Mgmt Phone:                    |                    | Land Lease:          |           |
| Fee Includes:                  |                    |                      |           |
| Fee Amount:                    |                    |                      |           |
| Fee Paid:                      |                    |                      |           |
| Fee Includes:                  |                    |                      |           |
| HOA Disclosure:                |                    |                      |           |
| Amenities:                     |                    |                      |           |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Cash Only  |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 11/20/2024              | Disclosures:           |            |
| Entered:           | 11/20/2024              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 11/03/2025              |                        |            |
| List Office:       | F.C. Tucker Company     |                        |            |

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1555 Fox Cross Dr, Martinsville, IN 46151

\$12,000



|        |                  |            |               |
|--------|------------------|------------|---------------|
| Active | Residential Land | 0.41 Acres | Morgan County |
|--------|------------------|------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22036635         | List Price:       | \$12,000   |
| Property Type:    | Land             | Orig. List Price: | \$12,000   |
| Subtype:          | Residential Land | List Date:        | 05/04/2025 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 187/187    |
| Subdivision:      | Foxcliff South   | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Nestled in the scenic and sought-after community of Foxcliff Estates South in Martinsville, this beautifully wooded lot offers the perfect canvas for your dream home. Tucked away on a peaceful, low-traffic street, the property provides a serene setting surrounded by mature trees and natural beauty-ideal for those seeking privacy and tranquility without sacrificing convenience. Foxcliff Estates is more than just a neighborhood-it's a lifestyle. Residents enjoy an impressive range of amenities, including access to a championship golf course, community swimming pools, tennis courts, lakes for fishing and kayaking, and a welcoming clubhouse perfect for gatherings and events. With rolling hills, lush forests, and a strong sense of community. Just minutes from Martinsville and a short drive to Indianapolis or Bloomington, this lot combines the best of country charm and city accessibility. Don't miss this opportunity to own a piece of paradise-come walk the property and imagine the possibilities!

Listing Details

|                     |                                      |                      |                          |
|---------------------|--------------------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington           | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 516 Foxcliff Est South Sec XXXII | Elementary School:   |                          |
| Section/Lot Number: | /516                                 | Intermediate School: |                          |
| Lot Size (SqFt):    | 17,903                               | Middle School:       |                          |
| # of Acres:         | 0.41                                 | High School:         |                          |
| Usable Acres:       |                                      | Type:                | Not Applic               |
| # of Lots:          |                                      | Lot Info:            |                          |
| Divisible:          | No                                   | Zoning:              | Residential              |
|                     |                                      | \$/Acre:             | \$29,268.00              |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable           | Development Status:      | Plat Recorded  |
| Facilities near Site: | Electric, Sewer, Water   | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near     | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic               | Road Access:             | Not Applic     |
| Soil Test:            |                          | Road Frontage Type:      | Private Rd     |
| Topography:           | Wooded                   | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550923110015000020 | Insurance Expense:   |  |
| Semi Tax:                      | \$107.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | Yes                | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee      |                      |  |
| Fee Amount:                    | \$875              |                      |  |
| Fee Paid:                      | Annually           |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 05/04/2025              | Disclosures:           |            |
| Entered:           | 05/05/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 05/05/2025              |                        |            |
| List Office:       | The Stewart Home Group  |                        |            |

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2200 Norwich Pl, Martinsville, IN 46151

\$13,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 0.61 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22053252         |  | List Price:       |  | \$13,000      |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$13,000      |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 07/26/2025    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 105/140       |  |
| Subdivision:      |  | Foxcliff         |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Discover the serene life in one of the area's most beloved communities, nestled near the newly opened Interstate 69 for unbeatable access to Indianapolis and Bloomington...both just minutes away. Build in the company of shaded, natural wild life out back, while bathed in sunlight in front, and surrounded by ample recreational opportunities for pleasure. There's much to enjoy, including lighted tennis courts, a beautiful community swimming pool, trails and, for a fee, take your best swing on a championship, 18-hole golf course, all within a mile. Plus, there's the serene views in Morgan County's rolling, wooded hills and a beautiful Hoosier sky above. "Skinny" lot to the east that runs contiguous to subject lot is part of the Foxcliff South Association roadway system, according to the County GIS.

Listing Details

|                     |  |                                    |  |                      |  |                              |  |
|---------------------|--|------------------------------------|--|----------------------|--|------------------------------|--|
| Area:               |  | 5512 - Morgan - Washington         |  | School Dist:         |  | MSD Martinsville Schools     |  |
| Legal Desc:         |  | Lot 640 Foxcliff Est South Sec Xxx |  | Elementary School:   |  |                              |  |
| Section/Lot Number: |  | /640                               |  | Intermediate School: |  | Bell Intermediate Academy    |  |
| Lot Size (SqFt):    |  | 26,354                             |  | Middle School:       |  | John R. Wooden Middle School |  |
| # of Acres:         |  | 0.61                               |  | High School:         |  | Martinsville High School     |  |
| Usable Acres:       |  |                                    |  | Type:                |  | Single Lot                   |  |
| # of Lots:          |  |                                    |  | Lot Info:            |  |                              |  |
| Divisible:          |  | No                                 |  | Zoning:              |  | Residential                  |  |
|                     |  |                                    |  | \$/Acre:             |  | \$21,311.00                  |  |

Property Overview

|                       |                                                                  |                          |                |
|-----------------------|------------------------------------------------------------------|--------------------------|----------------|
| Current Use:          |                                                                  | Buildings:               | Not Applicable |
| Proposed Use:         |                                                                  | Options:                 | Not Applicable |
| Facilities on Site:   | Water & Sewer                                                    | Development Status:      | Plat Recorded  |
| Facilities near Site: | Cable, Electric, Gas, Telephone                                  | Traffic Count:           |                |
| Water:                |                                                                  | Traffic Year:            |                |
| Sewer:                | Fees Tap                                                         | Public Transportation:   |                |
| Utilities:            |                                                                  | Rail:                    |                |
| Solid Waste:          | No                                                               | Road Surface Type:       | Asphalt        |
| Soil Type:            | Other                                                            | Road Access:             | County Rd      |
| Soil Test:            |                                                                  | Road Frontage Type:      | Private Rd     |
| Topography:           | Flood Plain Partial                                              | Web Link:                |                |
| Documents Available:  | Aerial Photo, Covenants & Restrictions, Legal Description, Other | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550923205011000020 | Insurance Expense:   |              |
| Semi Tax:                      | \$251.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    | None               | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional   |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable |
| Listing Date:      | 07/26/2025              | Disclosures:           |                |
| Entered:           | 07/28/2025              | Other Disclosures:     |                |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 07/28/2025              |                        |                |
| List Office:       | Carpenter, REALTORS®    |                        |                |

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1550 Fox Hollow Dr, Martinsville, IN 46151

\$19,900



|        |                  |            |               |
|--------|------------------|------------|---------------|
| Active | Residential Land | 1.17 Acres | Morgan County |
|--------|------------------|------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22022823         | List Price:       | \$19,900   |
| Property Type:    | Land             | Orig. List Price: | \$19,900   |
| Subtype:          | Residential Land | List Date:        | 02/18/2025 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 263/263    |
| Subdivision:      | Foxcliff         | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Amazing opportunity to build your dream home in the desirable Fox Cliff Estates! Over 1 acre with an assortment of native wood and natural wildlife right outside your doorstep! Few lots of this size remain!

Listing Details

|                     |                                                                             |                      |                              |
|---------------------|-----------------------------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington                                                  | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 749 Foxcliff Est South Sec Xxxv AND Lot 750 Foxcliff Est South Sec Xxxv | Elementary School:   |                              |
| Section/Lot Number: | /749 and 750                                                                | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 50,573                                                                      | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 1.17                                                                        | High School:         |                              |
| Usable Acres:       |                                                                             | Type:                | Not Applic                   |
| # of Lots:          | 2                                                                           | Lot Info:            |                              |
| Divisible:          | Yes                                                                         | Zoning:              | Residential Vacant Land      |
|                     |                                                                             | \$/Acre:             | \$17,009.00                  |

Property Overview



|                       |                                               |                          |                          |
|-----------------------|-----------------------------------------------|--------------------------|--------------------------|
| Current Use:          |                                               | Buildings:               | Not Applicable           |
| Proposed Use:         |                                               | Options:                 | Not Applic               |
| Facilities on Site:   | Cable, Electric, Gas, Sewer, Telephone, Water | Development Status:      | Not Applicable           |
| Facilities near Site: | None                                          | Traffic Count:           |                          |
| Water:                |                                               | Traffic Year:            |                          |
| Sewer:                | Municipal Sewer Near                          | Public Transportation:   |                          |
| Utilities:            |                                               | Rail:                    |                          |
| Solid Waste:          | Yes                                           | Road Surface Type:       | Asphalt                  |
| Soil Type:            | Not Applic                                    | Road Access:             | Access Rd, Frontage Road |
| Soil Test:            |                                               | Road Frontage Type:      | City Street              |
| Topography:           | Not Applic                                    | Web Link:                |                          |
| Documents Available:  | Not Applicable                                | Association Website URL: |                          |

Tax/HOA

|                                |                          |                      |  |
|--------------------------------|--------------------------|----------------------|--|
| Tax ID:                        | 550923160006000020       | Insurance Expense:   |  |
| MultiTax ID:                   | 55-09-23-160-006.000-020 | Possible Financing:  |  |
| Semi Tax:                      | \$412.00                 | Existing Lease:      |  |
| Tax Year Due:                  | 2023                     | Existing Lease Type: |  |
| Tax Exempt:                    |                          | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                          | Proposed Lease:      |  |
| Association:                   |                          | Proposed Term:       |  |
| Mgmt Co.:                      |                          | Land Lease:          |  |
| Mgmt Phone:                    |                          |                      |  |
| Fee Includes:                  |                          |                      |  |
| Fee Amount:                    |                          |                      |  |
| Fee Paid:                      |                          |                      |  |
| Fee Includes:                  |                          |                      |  |
| HOA Disclosure:                |                          |                      |  |
| Amenities:                     |                          |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 02/18/2025              | Disclosures:           |            |
| Entered:           | 02/18/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 02/18/2025              |                        |            |
| List Office:       | Streamlined Realty      |                        |            |

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0 N Oxford Ct, Martinsville, IN 46151

\$22,000



|                   |                        |                   |               |
|-------------------|------------------------|-------------------|---------------|
| <b>Active</b>     |                        |                   |               |
| Residential Land  |                        | 1.01 Acres        | Morgan County |
| Listing ID:       | 21838244               | List Price:       | \$22,000      |
| Property Type:    | Land                   | Orig. List Price: | \$45,000      |
| Subtype:          | Residential Land       | List Date:        | 02/16/2022    |
| Transaction Type: | For Sale               | DOM/CDOM:         | 1353/1353     |
| Subdivision:      | Foxcliff Estates North | County:           | Morgan        |

Directions

From Henderson Ford light on SR 37 onto Adams Rd. Right onto Egbert Rd. Across the bridge to Maple Turn Rd. Right into Foxcliff Estates North. Left on Foxcliff Dr. Left on Durham. Right on Oxford.

Public Remarks

Back on market to no fault of the sellers. If you can dream it - build it on this vacant lot in desirable Foxcliff North. Lots of mature trees and gorgeous views.

Listing Details

|                     |                                   |                      |                          |
|---------------------|-----------------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington        | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | LOT 269 FOXCLIFF ESTATES 9TH SEC. | Elementary School:   |                          |
| Section/Lot Number: | 9/269                             | Intermediate School: |                          |
| Lot Size (SqFt):    | 45,215                            | Middle School:       |                          |
| # of Acres:         | 1.01                              | High School:         |                          |
| Usable Acres:       |                                   | Type:                | Single Lot               |
| # of Lots:          | 1                                 | Lot Info:            |                          |
| Divisible:          | No                                | Zoning:              | RES                      |
|                     |                                   | \$/Acre:             | \$21,782.00              |

Property Overview

|                       |                                                |                          |                         |
|-----------------------|------------------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                                | Buildings:               | Not Applicable          |
| Proposed Use:         |                                                | Options:                 | Not Applicable          |
| Facilities on Site:   | None                                           | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Cable, Electric, Gas, Telephone, Water & Sewer | Traffic Count:           |                         |
| Water:                |                                                | Traffic Year:            |                         |
| Sewer:                | Municipal Sewer On Site                        | Public Transportation:   |                         |
| Utilities:            |                                                | Rail:                    |                         |
| Solid Waste:          | No                                             | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applicable                                 | Road Access:             | Frontage Road           |
| Soil Test:            |                                                | Road Frontage Type:      | Private Rd              |
| Topography:           | Hilly, Wooded                                  | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions                       | Association Website URL: |                         |

Tax/HOA

|                                |                                                                                     |                      |                                    |
|--------------------------------|-------------------------------------------------------------------------------------|----------------------|------------------------------------|
| Tax ID:                        | 550914125010000020                                                                  | Insurance Expense:   |                                    |
| Semi Tax:                      | \$39.00                                                                             | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2020                                                                                | Existing Lease:      |                                    |
| Tax Exempt:                    | None                                                                                | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: |                                                                                     | Remaining Term:      |                                    |
| Association:                   | Yes                                                                                 | Proposed Lease:      |                                    |
| Mgmt Co.:                      | Foxcliff Estates Community Associates                                               | Proposed Term:       |                                    |
| Mgmt Phone:                    | (765) 342-4800                                                                      | Land Lease:          |                                    |
| Fee Includes:                  | Mandatory Fee                                                                       |                      |                                    |
| Fee Amount:                    | \$1,189                                                                             |                      |                                    |
| Fee Paid:                      | Annually                                                                            |                      |                                    |
| Fee Includes:                  | Association Home Owners, Clubhouse, Park Playground, Security, Snow Removal, Tennis |                      |                                    |
| HOA Disclosure:                | Covenants & Restrictions                                                            |                      |                                    |
| Amenities:                     | Pool                                                                                |                      |                                    |

Contact & Contract Information

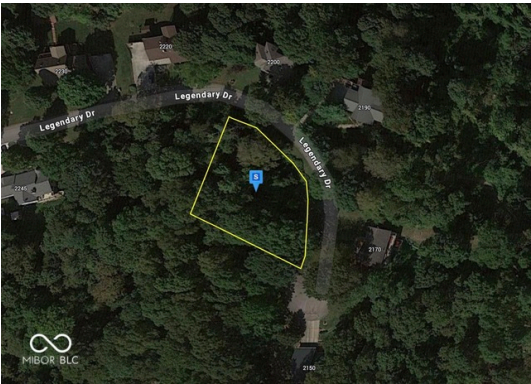
|                    |                              |                        |                                    |
|--------------------|------------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     | Conventional                 | Inspection Warranties: | Not Applicable                     |
| Listing Date:      | 02/16/2022                   | Disclosures:           |                                    |
| Entered:           | 02/16/2022                   | Other Disclosures:     | Not Applicable                     |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable                         |
| Withdrawn Date:    |                              |                        |                                    |
| Last Change Date:  | 03/19/2025                   |                        |                                    |
| List Office:       | Keller Williams Indy Metro S |                        |                                    |

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2195 Legendary Dr, Martinsville, IN 46151

↓ \$22,999



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.46 Acres        | Morgan County |
| Listing ID:       | 22063866         | List Price:       | \$22,999      |
| Property Type:    | Land             | Orig. List Price: | \$29,999      |
| Subtype:          | Residential Land | List Date:        | 09/19/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 50/50         |
| Subdivision:      | Legendary Hills  | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Nestled in the desirable Legendary Hills subdivision, this 0.46-acre lot sits atop a ridge on a quiet cul-de-sac, offering peace, privacy, and abundant wildlife. With power and public water available, the property is ready for your dream build in a serene setting surrounded by nature. Enjoy the tranquil neighborhood feel while still having easy access to I-69, placing you conveniently between Bloomington and Indianapolis for work, shopping, and entertainment. A perfect blend of natural beauty and accessibility awaits.

Listing Details

|                     |                                  |                      |                               |
|---------------------|----------------------------------|----------------------|-------------------------------|
| Area:               | 5512 - Morgan - Washington       | School Dist:         | MSD Martinsville Schools      |
| Legal Desc:         | Lot 50 Legendary Hills Sub Sec 2 | Elementary School:   | Poston Road Elementary School |
| Section/Lot Number: | /50                              | Intermediate School: | Bell Intermediate Academy     |
| Lot Size (SqFt):    | 20,212                           | Middle School:       | John R. Wooden Middle School  |
| # of Acres:         | 0.46                             | High School:         | Martinsville High School      |
| Usable Acres:       |                                  | Type:                | See Remarks                   |
| # of Lots:          |                                  | Lot Info:            |                               |
| Divisible:          | No                               | Zoning:              | R                             |
|                     |                                  | \$/Acre:             | \$49,998.00                   |

Property Overview

|                                                        |                          |                |
|--------------------------------------------------------|--------------------------|----------------|
| Current Use:                                           | Buildings:               | Not Applicable |
| Proposed Use:                                          | Options:                 | See Remarks    |
| Facilities on Site:Electric, Sewer, Water, See Remarks | Development Status:      | Not Applicable |
| Facilities near Site:Electric, Water & Sewer           | Traffic Count:           |                |
| Water:                                                 | Traffic Year:            |                |
| Sewer:Septic Required                                  | Public Transportation:   |                |
| Utilities:                                             | Rail:                    |                |
| Solid Waste:No                                         | Road Surface Type:       | Concrete       |
| Soil Type:Not Applicable                               | Road Access:             | County Rd      |
| Soil Test:                                             | Road Frontage Type:      | County Road    |
| Topography:See Remarks                                 | Web Link:                |                |
| Documents Available:None                               | Association Website URL: |                |

Tax/HOA

|                                |                      |
|--------------------------------|----------------------|
| Tax ID:551213225008000020      | Insurance Expense:   |
| Semi Tax:\$143.00              | Possible Financing:  |
| Tax Year Due:2024              | Existing Lease:      |
| Tax Exempt:                    | Existing Lease Type: |
| Low Maintenance Lifestyle Y/N: | Remaining Term:      |
| Association:                   | Proposed Lease:      |
| Mgmt Co.:                      | Proposed Term:       |
| Mgmt Phone:                    | Land Lease:          |
| Fee Includes:                  |                      |
| Fee Amount:                    |                      |
| Fee Paid:                      |                      |
| Fee Includes:                  |                      |
| HOA Disclosure:                |                      |
| Amenities:                     |                      |

Contact & Contract Information

|                                   |                             |
|-----------------------------------|-----------------------------|
| List Type:Exclusive Right to Sell | Possible Financing:         |
| Listing Terms:                    | Inspection Warranties:Other |
| Listing Date:09/19/2025           | Disclosures:                |
| Entered:09/19/2025                | Other Disclosures:          |
| Temp Off Mkt Date:                | Possession:At Closing       |
| Withdrawn Date:                   |                             |
| Last Change Date:11/05/2025       |                             |
| List Office:PlatLabs, LLC         |                             |

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0 White Oak Ln E, Martinsville, IN 46151

\$24,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 0.37 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22050248         |  | List Price:       |  | \$24,000      |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$32,000      |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 07/11/2025    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 120/120       |  |
| Subdivision:      |  | Lake Edgewood    |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Welcome to Lake Edgewood where you can build your dream home! Lovely community with full lake rights. Easy access to Indy and Bloomington while retreating at your wooded lot. The possibilities are endless.

Listing Details

|                     |  |                                       |  |                      |  |                              |  |
|---------------------|--|---------------------------------------|--|----------------------|--|------------------------------|--|
| Area:               |  | 5509 - Morgan - Jefferson             |  | School Dist:         |  | MSD Martinsville Schools     |  |
| Legal Desc:         |  | Lot 168 Lake Edgewood 2nd Subdivision |  | Elementary School:   |  |                              |  |
| Section/Lot Number: |  | /168                                  |  | Intermediate School: |  | Bell Intermediate Academy    |  |
| Lot Size (SqFt):    |  | 16,291                                |  | Middle School:       |  | John R. Wooden Middle School |  |
| # of Acres:         |  | 0.37                                  |  | High School:         |  |                              |  |
| Usable Acres:       |  |                                       |  | Type:                |  | Not Applic                   |  |
| # of Lots:          |  |                                       |  | Lot Info:            |  |                              |  |
| Divisible:          |  | No                                    |  | Zoning:              |  | residential                  |  |
|                     |  |                                       |  | \$/Acre:             |  | \$64,865.00                  |  |

Property Overview

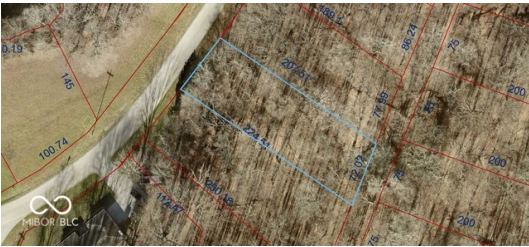
|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applicable |
| Facilities on Site:   | None            | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable  | Road Access:             | Frontage Road  |
| Soil Test:            |                 | Road Frontage Type:      | County Road    |
| Topography:           | Wooded          | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

|                                |                                                 |                      |           |
|--------------------------------|-------------------------------------------------|----------------------|-----------|
| Tax/HOA                        |                                                 |                      |           |
| Tax ID:                        | 550929130010000014                              | Insurance Expense:   |           |
| Semi Tax:                      | \$215.00                                        | Possible Financing:  | Cash Only |
| Tax Year Due:                  | 2024                                            | Existing Lease:      |           |
| Tax Exempt:                    |                                                 | Existing Lease Type: |           |
| Low Maintenance Lifestyle Y/N: | No                                              | Remaining Term:      |           |
| Association:                   | Yes                                             | Proposed Lease:      |           |
| Mgmt Co.:                      | Lake Edgewood Conservancy                       | Proposed Term:       |           |
| Mgmt Phone:                    |                                                 | Land Lease:          |           |
| Fee Includes:                  | Other/See Remarks                               |                      |           |
| Fee Amount:                    | \$40                                            |                      |           |
| Fee Paid:                      | Semi Annual                                     |                      |           |
| Fee Includes:                  | Clubhouse, Maintenance Common Area, See Remarks |                      |           |
| HOA Disclosure:                |                                                 |                      |           |
| Amenities:                     | Clubhouse, Maintenance                          |                      |           |

|                                |                         |                        |            |
|--------------------------------|-------------------------|------------------------|------------|
| Contact & Contract Information |                         |                        |            |
| List Type:                     | Exclusive Right to Sell | Possible Financing:    | Cash Only  |
| Listing Terms:                 |                         | Inspection Warranties: |            |
| Listing Date:                  | 07/11/2025              | Disclosures:           |            |
| Entered:                       | 07/11/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date:             |                         | Possession:            | At Closing |
| Withdrawn Date:                |                         |                        |            |
| Last Change Date:              | 10/03/2025              |                        |            |
| List Office:                   | The Stewart Home Group  |                        |            |

0 E Lakeview Dr, Martinsville, IN 46151

\$24,797



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| <b>Active</b>     |                  |                   |               |
| Residential Land  |                  | 0.34 Acres        | Morgan County |
| Listing ID:       | 21952404         | List Price:       | \$24,797      |
| Property Type:    | Land             | Orig. List Price: | \$24,797      |
| Subtype:          | Residential Land | List Date:        | 11/08/2023    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 731/731       |
| Subdivision:      | Painted Hills    | County:           | Morgan        |

Directions

State Road 252 to Leonard Rd. to Painted Hills gate 2, then to lot on right.

Public Remarks

Fabulous lake view, mature trees & woods behind you. Enjoy all that Painted Hills has to offer, boating, skiing, fishing, swimming, tennis, pool, clubhouse & more. Broker owned.

Listing Details

|                     |                           |                      |                                |
|---------------------|---------------------------|----------------------|--------------------------------|
| Area:               | 5511 - Morgan - Jackson   | School Dist:         | Nineveh-Hensley-Jackson United |
| Legal Desc:         | LOT 551 PAINTED HILLS SUB | Elementary School:   |                                |
| Section/Lot Number: | /551                      | Intermediate School: |                                |
| Lot Size (SqFt):    | 14,810                    | Middle School:       |                                |
| # of Acres:         | 0.34                      | High School:         |                                |
| Usable Acres:       |                           | Type:                | Single Lot                     |
| # of Lots:          | 1                         | Lot Info:            |                                |
| Divisible:          | No                        | Zoning:              | res                            |
|                     |                           | \$/Acre:             | \$72,932.00                    |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | See Remarks    |
| Facilities on Site:   | None            | Development Status:      | See Remarks    |
| Facilities near Site: | Electric, Water | Traffic Count:           |                |
| Water:                | Community Water | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic      | Road Access:             | Frontage Road  |
| Soil Test:            |                 | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Hilly, Sloping  | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |



Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551407495002000012 | Insurance Expense:   |  |
| Semi Tax:                      | \$53.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2022               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | Yes                | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee      |                      |  |
| Fee Amount:                    | \$713              |                      |  |
| Fee Paid:                      | Annually           |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |              |
|--------------------|-------------------------|------------------------|--------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |              |
| Listing Terms:     |                         | Inspection Warranties: |              |
| Listing Date:      | 11/08/2023              | Disclosures:           |              |
| Entered:           | 11/08/2023              | Other Disclosures:     | Broker Owned |
| Temp Off Mkt Date: |                         | Possession:            | At Closing   |
| Withdrawn Date:    |                         |                        |              |
| Last Change Date:  | 11/08/2023              |                        |              |
| List Office:       | Advisor, REALTORS®      |                        |              |

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0 Durham East Dr, Martinsville, IN 46151

\$27,000



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| <div>Active</div> |  |                  |                   |
| Residential Land  |  | 0.69 Acres       | Morgan County     |
| Listing ID:       |  | 22052372         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | Foxcliff         | County:           |

Directions

GPS Friendly

Public Remarks

Scenic .68-Acre Wooded Lot in Foxcliff Estates North Build your dream home in the desirable Foxcliff North Estates community! This beautifully wooded .68-acre lot offers natural privacy, mature trees, and a rolling, hilly terrain. This lot is ideal for those seeking a peaceful setting while still enjoying access to resort-style amenities. This golf community offers a relaxed lifestyle just minutes from Martinsville, I-69, and an easy commute to both Bloomington and Indianapolis. Enjoy access to, pools, tennis, lakes, and clubhouse. Bring your builder and vision. Don't miss this rare opportunity to own land in one of Morgan County's most sought-after communities!

Listing Details

|                     |                               |                      |                                                        |
|---------------------|-------------------------------|----------------------|--------------------------------------------------------|
| Area:               | 5512 - Morgan - Washington    | School Dist:         | MSD Martinsville Schools                               |
| Legal Desc:         | Lot 291 Foxcliff Est 11th Sec | Elementary School:   |                                                        |
| Section/Lot Number: | /291                          | Intermediate School: | Bell Intermediate Academy                              |
| Lot Size (SqFt):    | 29,839                        | Middle School:       | John R. Wooden Middle School                           |
| # of Acres:         | 0.69                          | High School:         | Martinsville High School                               |
| Usable Acres:       |                               | Type:                | Single Lot                                             |
| # of Lots:          |                               | Lot Info:            | Cul-De-Sac, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                            | Zoning:              | residential                                            |
|                     |                               | \$/Acre:             | \$39,130.00                                            |

Property Overview

|                       |                         |                          |                |
|-----------------------|-------------------------|--------------------------|----------------|
| Current Use:          |                         | Buildings:               | Not Applicable |
| Proposed Use:         |                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                    | Development Status:      | Not Applicable |
| Facilities near Site: | Electric, Water & Sewer | Traffic Count:           |                |
| Water:                | Community Water         | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near    | Public Transportation:   |                |
| Utilities:            |                         | Rail:                    |                |
| Solid Waste:          | No                      | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic              | Road Access:             | Frontage Road  |
| Soil Test:            |                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Hilly, Wooded           | Web Link:                |                |
| Documents Available:  | Not Applicable          | Association Website URL: |                |

Tax/HOA

|                                |                                                                                        |                      |  |
|--------------------------------|----------------------------------------------------------------------------------------|----------------------|--|
| Tax ID:                        | 550914155005000020                                                                     | Insurance Expense:   |  |
| Semi Tax:                      | \$212.00                                                                               | Possible Financing:  |  |
| Tax Year Due:                  | 2024                                                                                   | Existing Lease:      |  |
| Tax Exempt:                    |                                                                                        | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                                                                                        | Remaining Term:      |  |
| Association:                   | Yes                                                                                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                                                                                        | Proposed Term:       |  |
| Mgmt Phone:                    |                                                                                        | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee                                                                          |                      |  |
| Fee Amount:                    | \$1,250                                                                                |                      |  |
| Fee Paid:                      | Annually                                                                               |                      |  |
| Fee Includes:                  | Entrance Private, Insurance Common Area, Professional Management, Snow Removal, Tennis |                      |  |
| HOA Disclosure:                |                                                                                        |                      |  |
| Amenities:                     | Insurance, Management, Snow Removal, Tennis Court(s)                                   |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/23/2025              | Disclosures:           |            |
| Entered:           | 07/24/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/24/2025              |                        |            |
| List Office:       | The Modglin Group       |                        |            |

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2975 Southampton Dr, Martinsville, IN 46151

\$27,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 0.47 Acres        | Morgan County |
| Listing ID:       |  | 22052343         | List Price:       | \$27,000      |
| Property Type:    |  | Land             | Orig. List Price: | \$27,000      |
| Subtype:          |  | Residential Land | List Date:        | 07/23/2025    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 108/108       |
| Subdivision:      |  | Foxcliff         | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Discover the perfect homesite in desirable Foxcliff South Estates! This .47-acre level and cleared lot backs directly to the scenic Foxcliff golf course-offering beautiful views and a peaceful setting. With a flat, build-ready surface and utilities available at the street, this lot makes it easy to start building your custom home. Enjoy the lifestyle that comes with living in Foxcliff, including access to the golf course, clubhouse, swimming pool and tennis courts. Conveniently located near I-69 for an easy commute to Indy or Bloomington, yet tucked into a quiet, established neighborhood.

Listing Details

|                     |                                       |                      |                                      |
|---------------------|---------------------------------------|----------------------|--------------------------------------|
| Area:               | 5512 - Morgan - Washington            | School Dist:         | MSD Martinsville Schools             |
| Legal Desc:         | Lot 864 Foxcliff Est South Sec Xxxvii | Elementary School:   |                                      |
| Section/Lot Number: | /864                                  | Intermediate School: | Bell Intermediate Academy            |
| Lot Size (SqFt):    | 20,647                                | Middle School:       | John R. Wooden Middle School         |
| # of Acres:         | 0.47                                  | High School:         | Martinsville High School             |
| Usable Acres:       |                                       | Type:                | Single Lot                           |
| # of Lots:          | 1                                     | Lot Info:            | On Golf Course, Rural In Subdivision |
| Divisible:          | No                                    | Zoning:              | single family                        |
|                     |                                       | \$/Acre:             | \$57,447.00                          |

Property Overview

|                       |                          |                |
|-----------------------|--------------------------|----------------|
| Current Use:          | Buildings:               | Not Applicable |
| Proposed Use:         | Options:                 | Not Applic     |
| Facilities on Site:   | Development Status:      | Plat Recorded  |
| Facilities near Site: | Traffic Count:           |                |
| Water:                | Traffic Year:            |                |
| Sewer:                | Public Transportation:   |                |
| Utilities:            | Rail:                    |                |
| Solid Waste:          | Road Surface Type:       | Asphalt        |
| Soil Type:            | Road Access:             | Frontage Road  |
| Soil Test:            | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Web Link:                |                |
| Documents Available:  | Association Website URL: |                |

Tax/HOA

|                                |                        |                      |
|--------------------------------|------------------------|----------------------|
| Tax ID:                        | 550923215006000020     | Insurance Expense:   |
| Semi Tax:                      | \$257.00               | Possible Financing:  |
| Tax Year Due:                  | 2024                   | Existing Lease:      |
| Tax Exempt:                    | None                   | Existing Lease Type: |
| Low Maintenance Lifestyle Y/N: | No                     | Remaining Term:      |
| Association:                   | Yes                    | Proposed Lease:      |
| Mgmt Co.:                      | Foxcliff Estates South | Proposed Term:       |
| Mgmt Phone:                    |                        | Land Lease:          |
| Fee Includes:                  | Mandatory Fee          |                      |
| Fee Amount:                    | \$850                  |                      |
| Fee Paid:                      | Annually               |                      |
| Fee Includes:                  |                        |                      |
| HOA Disclosure:                |                        |                      |
| Amenities:                     |                        |                      |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/23/2025              | Disclosures:           |            |
| Entered:           | 07/24/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/24/2025              |                        |            |
| List Office:       | The Modglin Group       |                        |            |

2056 N Cobblestone Ct, Martinsville, IN 46151-6395

\$29,900



|                   |  |                  |            |                            |
|-------------------|--|------------------|------------|----------------------------|
| Active            |  | Residential Land | 0.67 Acres | Morgan County              |
| Listing ID:       |  | 22055500         |            | List Price: \$29,900       |
| Property Type:    |  | Land             |            | Orig. List Price: \$29,900 |
| Subtype:          |  | Residential Land |            | List Date: 08/07/2025      |
| Transaction Type: |  | For Sale         |            | DOM/CDOM: 93/1530          |
| Subdivision:      |  | The Oaks         |            | County: Morgan             |

Directions

Morgan St to Lincoln St turn north go approx 2 miles to subdivision on the right.

Public Remarks

This is your opportunity to build your forever home in this Fantastic subdivision. If you desire to build your dream home in an area that is conveniently located out of town but close to everything, yet surrounded by mother nature then look no further. City water, city sewer and all utilities.

Listing Details

|                     |                            |                      |                          |
|---------------------|----------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 13 The Oaks Sec 1      | Elementary School:   |                          |
| Section/Lot Number: | /13                        | Intermediate School: |                          |
| Lot Size (SqFt):    | 29,229                     | Middle School:       |                          |
| # of Acres:         | 0.67                       | High School:         |                          |
| Usable Acres:       |                            | Type:                | Single Lot               |
| # of Lots:          |                            | Lot Info:            |                          |
| Divisible:          | No                         | Zoning:              | Residential              |
|                     |                            | \$/Acre:             | \$44,627.00              |

Property Overview

|                       |                                               |
|-----------------------|-----------------------------------------------|
| Current Use:          |                                               |
| Proposed Use:         |                                               |
| Facilities on Site:   | Gas, Sewer, Water                             |
| Facilities near Site: | Cable, Electric, Gas, Sewer, Telephone, Water |
| Water:                |                                               |
| Sewer:                | Municipal Sewer On Site                       |
| Utilities:            |                                               |
| Solid Waste:          | No                                            |
| Soil Type:            | Not Applic                                    |
| Soil Test:            |                                               |
| Topography:           | Cleared                                       |
| Documents Available:  | Covenants & Restrictions                      |

|                          |                         |
|--------------------------|-------------------------|
| Buildings:               | No Building             |
| Options:                 | Sell Entity             |
| Development Status:      | Plat Recorded, Surveyed |
| Traffic Count:           |                         |
| Traffic Year:            |                         |
| Public Transportation:   |                         |
| Rail:                    |                         |
| Road Surface Type:       | Asphalt                 |
| Road Access:             | County Rd               |
| Road Frontage Type:      | County Road             |
| Web Link:                |                         |
| Association Website URL: |                         |

**Tax/HOA**

|                                |                    |
|--------------------------------|--------------------|
| Tax ID:                        | 550922390013000020 |
| Semi Tax:                      | \$7.00             |
| Tax Year Due:                  | 2024               |
| Tax Exempt:                    |                    |
| 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:      | 08/07/2025              |
| Entered:           | 08/07/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 08/07/2025              |
| List Office:       | Fox Haven Realty, LLC   |

|                        |                |
|------------------------|----------------|
| Possible Financing:    | Conventional   |
| Inspection Warranties: |                |
| Disclosures:           |                |
| Other Disclosures:     | Not Applicable |
| Possession:            | At Closing     |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

766 E Timber Dr, Martinsville, IN 46151-6390

\$29,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.65 Acres        | Morgan County |
| Listing ID:       | 22055505         | List Price:       | \$29,900      |
| Property Type:    | Land             | Orig. List Price: | \$29,900      |
| Subtype:          | Residential Land | List Date:        | 08/07/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 93/1537       |
| Subdivision:      | The Oaks         | County:           | Morgan        |

Directions

Morgan St to Lincoln St turn north go approx 2 miles to subdivision on the right.

Public Remarks

This is your opportunity to build your forever home in this Fantastic subdivision. If you desire to build your dream home in an area that is conveniently located out of town but close to everything, but yet surrounded by mother nature then look no further. City water, city sewer and all utilities.

Listing Details

|                     |                            |                      |                          |
|---------------------|----------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 36 The Oaks Sec 1      | Elementary School:   |                          |
| Section/Lot Number: | /36                        | Intermediate School: |                          |
| Lot Size (SqFt):    | 28,358                     | Middle School:       |                          |
| # of Acres:         | 0.65                       | High School:         |                          |
| Usable Acres:       |                            | Type:                | Single Lot               |
| # of Lots:          |                            | Lot Info:            |                          |
| Divisible:          | No                         | Zoning:              | Residential              |
|                     |                            | \$/Acre:             | \$46,000.00              |

Property Overview

|                       |                                        |                          |                         |
|-----------------------|----------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                        | Buildings:               | No Building             |
| Proposed Use:         |                                        | Options:                 | Sell Entity             |
| Facilities on Site:   | Gas, Sewer, Water                      | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Sewer, Telephone, Water | Traffic Count:           |                         |
| Water:                |                                        | Traffic Year:            |                         |
| Sewer:                | Municipal Sewer On Site                | Public Transportation:   |                         |
| Utilities:            |                                        | Rail:                    |                         |
| Solid Waste:          | No                                     | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Clay                                   | Road Access:             | County Rd               |
| Soil Test:            |                                        | Road Frontage Type:      | County Road             |
| Topography:           | Wooded                                 | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions               | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |                                    |
|--------------------------------|--------------------|----------------------|------------------------------------|
| Tax ID:                        | 550922385008000020 | Insurance Expense:   |                                    |
| Semi Tax:                      | \$6.00             | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                    |
| Tax Exempt:                    |                    | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                    |
| Association:                   |                    | Proposed Lease:      |                                    |
| Mgmt Co.:                      |                    | Proposed Term:       |                                    |
| Mgmt Phone:                    |                    | Land Lease:          |                                    |
| Fee Includes:                  |                    |                      |                                    |
| Fee Amount:                    |                    |                      |                                    |
| Fee Paid:                      |                    |                      |                                    |
| Fee Includes:                  |                    |                      |                                    |
| HOA Disclosure:                |                    |                      |                                    |
| Amenities:                     |                    |                      |                                    |

Contact & Contract Information

|                    |                         |                        |                                    |
|--------------------|-------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable                     |
| Listing Date:      | 08/07/2025              | Disclosures:           |                                    |
| Entered:           | 08/07/2025              | Other Disclosures:     | Not Applicable                     |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                         |
| Withdrawn Date:    |                         |                        |                                    |
| Last Change Date:  | 08/07/2025              |                        |                                    |
| List Office:       | Fox Haven Realty, LLC   |                        |                                    |



Lot #297 E Durham Dr, Martinsville, IN 46151

\$34,000



|                   |  |                        |  |                   |  |               |  |
|-------------------|--|------------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land       |  | 0.55 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22018015               |  | List Price:       |  | \$34,000      |  |
| Property Type:    |  | Land                   |  | Orig. List Price: |  | \$39,000      |  |
| Subtype:          |  | Residential Land       |  | List Date:        |  | 02/24/2025    |  |
| Transaction Type: |  | For Sale               |  | DOM/CDOM:         |  | 246/246       |  |
| Subdivision:      |  | Foxcliff Estates North |  | County:           |  | Morgan        |  |

Directions

Lot #297 is located between properties 1686 E Durham and 1670 E Durham.

Public Remarks

Don't miss out on your opportunity to purchase and build your dream home on this GREAT location, BEAUTIFUL, one of the very few left buildable lots in Foxcliff North. Enjoy this FABULOUS neighborhood and all its amenities including 2 pools, tennis and pickle ball courts, parks, stocked lakes, 2 clubhouses, great neighborhood for walking jogging or leisurely rides on a golf cart. Golf club with restaurant, Bourbon Bar and many times, live entertainment are within walking distance as well. You don't want to miss out on this wonderful opportunity to build your DREAM Home Sweet Home!!

Listing Details

|                     |  |                               |  |                      |  |                              |  |
|---------------------|--|-------------------------------|--|----------------------|--|------------------------------|--|
| Area:               |  | 5512 - Morgan - Washington    |  | School Dist:         |  | MSD Martinsville Schools     |  |
| Legal Desc:         |  | Lot 297 Foxcliff Est 11th Sec |  | Elementary School:   |  |                              |  |
| Section/Lot Number: |  | /297                          |  | Intermediate School: |  | Bell Intermediate Academy    |  |
| Lot Size (SqFt):    |  | 23,784                        |  | Middle School:       |  | John R. Wooden Middle School |  |
| # of Acres:         |  | 0.55                          |  | High School:         |  | Martinsville High School     |  |
| Usable Acres:       |  |                               |  | Type:                |  | Single Lot                   |  |
| # of Lots:          |  |                               |  | Lot Info:            |  |                              |  |
| Divisible:          |  | No                            |  | Zoning:              |  | Residential                  |  |
|                     |  |                               |  | \$/Acre:             |  | \$61,818.00                  |  |

Property Overview

|                       |  |                                   |  |                          |  |
|-----------------------|--|-----------------------------------|--|--------------------------|--|
| Current Use:          |  | Buildings:                        |  | Not Applicable           |  |
| Proposed Use:         |  | Options:                          |  | Not Applic               |  |
| Facilities on Site:   |  | Sewer, Water                      |  | Development Status:      |  |
| Facilities near Site: |  | Cable                             |  | Not Applicable           |  |
| Water:                |  |                                   |  | Traffic Count:           |  |
| Sewer:                |  | Fees Tap, Municipal Sewer On Site |  | Traffic Year:            |  |
| Utilities:            |  |                                   |  | Public Transportation:   |  |
| Solid Waste:          |  | No                                |  | Rail:                    |  |
| Soil Type:            |  | Clay                              |  | Road Surface Type:       |  |
| Soil Test:            |  |                                   |  | Asphalt                  |  |
| Topography:           |  | Sloping                           |  | Road Access:             |  |
| Documents Available:  |  | Aerial Photo, Survey Staked       |  | Frontage Road            |  |
|                       |  |                                   |  | Road Frontage Type:      |  |
|                       |  |                                   |  | Private Rd               |  |
|                       |  |                                   |  | Web Link:                |  |
|                       |  |                                   |  | Association Website URL: |  |

**Tax/HOA**

|                                |                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------|
| Tax ID:                        | 550914155011000020                                                                                 |
| Semi Tax:                      | \$165.00                                                                                           |
| Tax Year Due:                  | 2023                                                                                               |
| Tax Exempt:                    |                                                                                                    |
| Low Maintenance Lifestyle Y/N: |                                                                                                    |
| Association:                   | Yes                                                                                                |
| Mgmt Co.:                      |                                                                                                    |
| Mgmt Phone:                    |                                                                                                    |
| Fee Includes:                  | Mandatory Fee                                                                                      |
| Fee Amount:                    | \$1,312                                                                                            |
| Fee Paid:                      | Annually                                                                                           |
| Fee Includes:                  | Association Home Owners, Clubhouse, Maintenance Common Area, Park Playground, Snow Removal, Tennis |
| HOA Disclosure:                |                                                                                                    |
| Amenities:                     | Clubhouse, Maintenance, Park, Playground, Pool, Snow Removal, Tennis Court(s)                      |

|                      |                                    |
|----------------------|------------------------------------|
| Insurance Expense:   |                                    |
| Possible Financing:  | Conventional, Insured 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:      | 02/24/2025              |
| Entered:           | 02/24/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 03/24/2025              |
| List Office:       | F.C. Tucker Company     |

|                        |                                    |
|------------------------|------------------------------------|
| Possible Financing:    | Conventional, Insured Conventional |
| Inspection Warranties: |                                    |
| Disclosures:           |                                    |
| Other Disclosures:     |                                    |
| Possession:            | At Closing                         |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

LOT 293 Durham East Dr, Martinsville, IN 46151

\$34,000



|                   |  |                  |            |                            |
|-------------------|--|------------------|------------|----------------------------|
| Active            |  | Residential Land | 0.57 Acres | Morgan County              |
| Listing ID:       |  | 22044214         |            | List Price: \$34,000       |
| Property Type:    |  | Land             |            | Orig. List Price: \$34,000 |
| Subtype:          |  | Residential Land |            | List Date: 06/18/2025      |
| Transaction Type: |  | For Sale         |            | DOM/CDOM: 143/143          |
| Subdivision:      |  | Foxcliff         |            | County: Morgan             |

Directions

GPS Friendly

Public Remarks

Beautiful wooded lot in Foxcliff Estates North is the perfect spot on which to build your dream home! This lot is .57 acres and sits on a quite cul-de-sac that overlooks the golf course and is a short walk to the Pro Shop restaurant and bar. The lot backs up to woods that are replete with deer, fox, and many more furry animals. Foxcliff is a great community with many social events and amenities that will help create life long friendships in this neighborhood. Enjoy your own golf course, clubhouse, pool, tennis courts, hiking trails, fully stocked lakes, parks, and a baseball diamond. This community offers privacy, nature activities and a robust social life. The lot is centrally located and provides quick access to I69 and State Road 67 allowing a quick commute to Indy, Bloomington, and Plainfield.

Listing Details

|                     |                                   |                      |                                             |
|---------------------|-----------------------------------|----------------------|---------------------------------------------|
| Area:               | 5512 - Morgan - Washington        | School Dist:         | MSD Martinsville Schools                    |
| Legal Desc:         | Lot 293 Foxcliff Estates 11th Sec | Elementary School:   |                                             |
| Section/Lot Number: | 11/293                            | Intermediate School: | Bell Intermediate Academy                   |
| Lot Size (SqFt):    | 24,786                            | Middle School:       | John R. Wooden Middle School                |
| # of Acres:         | 0.57                              | High School:         | Martinsville High School                    |
| Usable Acres:       |                                   | Type:                | Single Lot                                  |
| # of Lots:          |                                   | Lot Info:            | Suburban, Trees Mature, Trees Small, Wooded |
| Divisible:          | No                                | Zoning:              | Residential                                 |
|                     |                                   | \$/Acre:             | \$59,649.00                                 |

Property Overview

|                       |                              |                          |                |
|-----------------------|------------------------------|--------------------------|----------------|
| Current Use:          |                              | Buildings:               | Not Applicable |
| Proposed Use:         |                              | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable               | Development Status:      | Plat Recorded  |
| Facilities near Site: | Electric, Gas, Water & Sewer | Traffic Count:           |                |
| Water:                | Municipal Water Connected    | Traffic Year:            |                |
| Sewer:                | Fees Tap                     | Public Transportation:   |                |
| Utilities:            |                              | Rail:                    |                |
| Solid Waste:          | No                           | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                   | Road Access:             | Frontage Road  |
| Soil Test:            |                              | Road Frontage Type:      | Private Rd     |
| Topography:           | Wooded                       | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions     | Association Website URL: |                |

Tax/HOA

|                                |                                                                                                                                                                                          |                      |                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------|
| Tax ID:                        | 550914155007000020                                                                                                                                                                       | Insurance Expense:   |                                    |
| Semi Tax:                      | \$180.00                                                                                                                                                                                 | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024                                                                                                                                                                                     | Existing Lease:      |                                    |
| Tax Exempt:                    |                                                                                                                                                                                          | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: | No                                                                                                                                                                                       | Remaining Term:      |                                    |
| Association:                   | Yes                                                                                                                                                                                      | Proposed Lease:      |                                    |
| Mgmt Co.:                      | FECA                                                                                                                                                                                     | Proposed Term:       |                                    |
| Mgmt Phone:                    |                                                                                                                                                                                          | Land Lease:          |                                    |
| Fee Includes:                  | Mandatory Fee                                                                                                                                                                            |                      |                                    |
| Fee Amount:                    | \$1,285                                                                                                                                                                                  |                      |                                    |
| Fee Paid:                      | Annually                                                                                                                                                                                 |                      |                                    |
| Fee Includes:                  | Association Builder Controls, Clubhouse, Entrance Private, Insurance Common Area, Maintenance Common Area, Park Playground, Professional Management, Snow Removal, Tennis, Trash Removal |                      |                                    |
| HOA Disclosure:                | Covenants & Restrictions                                                                                                                                                                 |                      |                                    |
| Amenities:                     | Clubhouse, Insurance, Maintenance, Park, Playground, Management, Snow Removal, Tennis Court(s), Trash                                                                                    |                      |                                    |

Contact & Contract Information

|                    |                         |                        |                                    |
|--------------------|-------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable                     |
| Listing Date:      | 06/18/2025              | Disclosures:           |                                    |
| Entered:           | 06/18/2025              | Other Disclosures:     | Not Applicable                     |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                         |
| Withdrawn Date:    |                         |                        |                                    |
| Last Change Date:  | 06/18/2025              |                        |                                    |
| List Office:       | F.C. Tucker Company     |                        |                                    |



2076 N Cobblestone Ct, Martinsville, IN 46151-6395

\$34,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.42 Acres        | Morgan County |
| Listing ID:       | 22055496         | List Price:       | \$34,900      |
| Property Type:    | Land             | Orig. List Price: | \$34,900      |
| Subtype:          | Residential Land | List Date:        | 08/07/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 93/1547       |
| Subdivision:      | The Oaks         | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

This is your opportunity to build your forever home in this Fantastic subdivision. If you desire to build your dream home in an area that is conveniently located out of town but close to everything, yet surrounded by mother nature then look no further. City water, city sewer and all utilities.

Listing Details

|                     |                            |                      |                          |
|---------------------|----------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 11 The Oaks Sec 1      | Elementary School:   |                          |
| Section/Lot Number: | /11                        | Intermediate School: |                          |
| Lot Size (SqFt):    | 18,208                     | Middle School:       |                          |
| # of Acres:         | 0.42                       | High School:         |                          |
| Usable Acres:       |                            | Type:                | Single Lot               |
| # of Lots:          |                            | Lot Info:            |                          |
| Divisible:          | No                         | Zoning:              | Residential              |
|                     |                            | \$/Acre:             | \$83,095.00              |

Property Overview

|                       |                                        |                          |                         |
|-----------------------|----------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                        | Buildings:               | No Building             |
| Proposed Use:         |                                        | Options:                 | Sell Entity             |
| Facilities on Site:   | Gas, Sewer, Water                      | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Sewer, Telephone, Water | Traffic Count:           |                         |
| Water:                |                                        | Traffic Year:            |                         |
| Sewer:                | Municipal Sewer On Site                | Public Transportation:   |                         |
| Utilities:            |                                        | Rail:                    |                         |
| Solid Waste:          | No                                     | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applic                             | Road Access:             | County Rd               |
| Soil Test:            |                                        | Road Frontage Type:      | County Road             |
| Topography:           | See Remarks                            | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions               | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550922390011000020 | Insurance Expense:   |              |
| Semi Tax:                      | \$4.00             | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional   |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable |
| Listing Date:      | 08/07/2025              | Disclosures:           |                |
| Entered:           | 08/07/2025              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 08/07/2025              |                        |                |
| List Office:       | Fox Haven Realty, LLC   |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

2086 N Cobblestone Ct, Martinsville, IN 46151-6395

\$34,900



|                   |  |                  |                            |
|-------------------|--|------------------|----------------------------|
| <div>Active</div> |  |                  |                            |
| Residential Land  |  | 0.40 Acres       | Morgan County              |
| Listing ID:       |  | 22055499         | List Price: \$34,900       |
| Property Type:    |  | Land             | Orig. List Price: \$34,900 |
| Subtype:          |  | Residential Land | List Date: 08/07/2025      |
| Transaction Type: |  | For Sale         | DOM/CDOM: 93/1524          |
| Subdivision:      |  | The Oaks         | County: Morgan             |

Directions

Morgan St to Lincoln St turn north go approx 2 miles to subdivision on the right.

Public Remarks

This is your opportunity to build your forever home in this Fantastic subdivision. If you desire to build your dream home in an area that is conveniently located out of town but close to everything, but yet surrounded by mother nature then look no further. City water, city sewer and all utilities.

Listing Details

|                     |                            |                      |                          |
|---------------------|----------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 10 The Oaks Sec 1      | Elementary School:   |                          |
| Section/Lot Number: | /10                        | Intermediate School: |                          |
| Lot Size (SqFt):    | 17,598                     | Middle School:       |                          |
| # of Acres:         | 0.40                       | High School:         |                          |
| Usable Acres:       |                            | Type:                | Single Lot               |
| # of Lots:          |                            | Lot Info:            |                          |
| Divisible:          | No                         | Zoning:              | Residential              |
|                     |                            | \$/Acre:             | \$87,250.00              |

Property Overview



|                       |                                        |                          |                         |
|-----------------------|----------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                        | Buildings:               | No Building             |
| Proposed Use:         |                                        | Options:                 | Sell Entity             |
| Facilities on Site:   | Gas, Sewer, Water                      | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Sewer, Telephone, Water | Traffic Count:           |                         |
| Water:                |                                        | Traffic Year:            |                         |
| Sewer:                | Municipal Sewer On Site                | Public Transportation:   |                         |
| Utilities:            |                                        | Rail:                    |                         |
| Solid Waste:          | No                                     | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applic                             | Road Access:             | County Rd               |
| Soil Test:            |                                        | Road Frontage Type:      | County Road             |
| Topography:           | See Remarks                            | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions               | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550922390010000020 | Insurance Expense:   |              |
| Semi Tax:                      | \$4.00             | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional   |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 08/07/2025              | Disclosures:           |                |
| Entered:           | 08/07/2025              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 08/07/2025              |                        |                |
| List Office:       | Fox Haven Realty, LLC   |                        |                |

2131 N Wolf Den Ln, Martinsville, IN 46151

\$34,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.64 Acres        | Morgan County |
| Listing ID:       | 21573057         | List Price:       | \$34,900      |
| Property Type:    | Land             | Orig. List Price: | \$18,500      |
| Subtype:          | Residential Land | List Date:        | 06/06/2018    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 2712/2712     |
| Subdivision:      | Wolf Laurel      | County:           | Morgan        |

Directions

Take SR 67 South of Mooresville to Centerton & turn left, make first right on Blue Bluff Rd. Take Blue Bluff to Maple Turn Rd. & turn left, turn right on Lincoln Hill Rd. follow 4 miles to subdivision.

Public Remarks

NO HOA!! Discover the perfect blend of privacy & natural beauty w/these 2 adjoining lots nestled deep in a quiet rural subdivision. Surrounded by mature trees & abundant wildlife, this is the ideal setting for your dream home, full-time residence, or weekend getaway. Enjoy the peaceful sounds of nature, and a community that values space, serenity & a slower pace of life. Whether you're looking to build now or invest in land for the future, these lots offer a rare opportunity to own a slice of unspoiled countryside. Municipal water and sewer BOTH available. These are the last two lots available in this subdivision (seller combined these two lots into one). Minutes from I-69/SR 67 for EZ commute to Indy or Bloomington.

Listing Details

|                     |                            |                      |                              |
|---------------------|----------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | LOT 16 WOLF LAUREL SEC 1   | Elementary School:   |                              |
| Section/Lot Number: | /16 and 17                 | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 28,401                     | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.64                       | High School:         | Martinsville High School     |
| Usable Acres:       |                            | Type:                | Multiple                     |
| # of Lots:          | 2                          | Lot Info:            |                              |
| Divisible:          | No                         | Zoning:              | Residential                  |
|                     |                            | \$/Acre:             | \$54,531.00                  |

Property Overview

|                       |                                |                          |                         |
|-----------------------|--------------------------------|--------------------------|-------------------------|
| Current Use:          |                                | Buildings:               | No Building             |
| Proposed Use:         |                                | Options:                 | Not Applic              |
| Facilities on Site:   | Other                          | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Water & Sewer                  | Traffic Count:           |                         |
| Water:                |                                | Traffic Year:            |                         |
| Sewer:                | Fees Tap, Municipal Sewer Near | Public Transportation:   |                         |
| Utilities:            |                                | Rail:                    |                         |
| Solid Waste:          | No                             | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applic                     | Road Access:             | County Rd               |
| Soil Test:            |                                | Road Frontage Type:      | County Road             |
| Topography:           | Level, Sloping                 | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions       | Association Website URL: |                         |

Tax/HOA

|                                |                          |                      |              |
|--------------------------------|--------------------------|----------------------|--------------|
| Tax ID:                        | 550922370016000020       | Insurance Expense:   |              |
| MultiTax ID:                   | LOT 17 WOLF LAUREL SEC 1 | Possible Financing:  | Conventional |
| Semi Tax:                      | \$14.00                  | Existing Lease:      |              |
| Tax Year Due:                  | 2024                     | Existing Lease Type: |              |
| Tax Exempt:                    | None                     | Remaining Term:      |              |
| Low Maintenance Lifestyle Y/N: |                          | Proposed Lease:      |              |
| Association:                   |                          | Proposed Term:       |              |
| Mgmt Co.:                      |                          | Land Lease:          |              |
| Mgmt Phone:                    |                          |                      |              |
| Fee Includes:                  |                          |                      |              |
| Fee Amount:                    |                          |                      |              |
| Fee Paid:                      |                          |                      |              |
| Fee Includes:                  |                          |                      |              |
| HOA Disclosure:                |                          |                      |              |
| Amenities:                     |                          |                      |              |

Contact & Contract Information

|                    |                         |                        |              |
|--------------------|-------------------------|------------------------|--------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional |
| Listing Terms:     | Conventional            | Inspection Warranties: |              |
| Listing Date:      | 06/06/2018              | Disclosures:           |              |
| Entered:           | 06/08/2018              | Other Disclosures:     |              |
| Temp Off Mkt Date: |                         | Possession:            | At Closing   |
| Withdrawn Date:    |                         |                        |              |
| Last Change Date:  | 08/07/2025              |                        |              |
| List Office:       | Sadler Real Estate      |                        |              |

0 Parkwood East Dr, Martinsville, IN 46151

\$35,000



Active

Residential Land

0.71 Acres

Morgan County

Listing ID:

22044924

List Price:

\$35,000

Property Type:

Land

Orig. List Price:

\$35,000

Subtype:

Residential Land

List Date:

06/13/2025

Transaction Type:

For Sale

DOM/CDOM:

148/148

Subdivision:

Painted Hills

County:

Morgan

Directions

GPS Friendly

Public Remarks

Premier New Construction Opportunity with Beautiful Views in Painted Hills! Buildable lots like these are rare-combined lots are approved for up to a 2-bedroom, 2-bath home (soil test on file with the county). Perfectly situated just 30 minutes from both Indianapolis and Bloomington, minutes from Cedar Creek music venue, and offering breathtaking views that will make you forget you're still in Indiana. Enjoy exclusive community amenities including a members-only restaurant and bar, private lakes, holiday events, playground, pool, tennis, basketball, volleyball, pickleball, and much more. Utilities are available at the street with REMC Fiber Internet and Municipal Water. Minimum build requirements include a 1,500 sq ft home with a 2-car garage. Survey stakes are already in place-don't miss this chance to create your dream home with one of the best views Painted Hills has to offer!

Listing Details

|                     |                                                                                 |                         |                      |  |                                |
|---------------------|---------------------------------------------------------------------------------|-------------------------|----------------------|--|--------------------------------|
| Area:               |                                                                                 | 5511 - Morgan - Jackson | School Dist:         |  | Nineveh-Hensley-Jackson United |
| Legal Desc:         | Lot 635 Painted Hills Subdivision 7Th. & Lot 636 Painted Hills Subdivision 7Th. |                         | Elementary School:   |  |                                |
| Section/Lot Number: |                                                                                 | /635                    | Intermediate School: |  |                                |
| Lot Size (SqFt):    |                                                                                 | 13,896                  | Middle School:       |  |                                |
| # of Acres:         |                                                                                 | 0.71                    | High School:         |  |                                |
| Usable Acres:       |                                                                                 |                         | Type:                |  | Undeveloped                    |
| # of Lots:          |                                                                                 | 2                       | Lot Info:            |  |                                |
| Divisible:          |                                                                                 | Yes                     | Zoning:              |  | Residential                    |
|                     |                                                                                 |                         | \$/Acre:             |  | \$49,296.00                    |

Property Overview

|                       |                          |                          |                         |
|-----------------------|--------------------------|--------------------------|-------------------------|
| Current Use:          |                          | Buildings:               | Not Applicable          |
| Proposed Use:         |                          | Options:                 | Not Applicable          |
| Facilities on Site:   | Electric, Water          | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Not Applicable           | Traffic Count:           |                         |
| Water:                |                          | Traffic Year:            |                         |
| Sewer:                | Septic Required          | Public Transportation:   |                         |
| Utilities:            |                          | Rail:                    |                         |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt                 |
| Soil Type:            | See Remarks              | Road Access:             | Frontage Road           |
| Soil Test:            | Yes / Yes                | Road Frontage Type:      | Frontage Rd             |
| Topography:           | Hilly, Sloping, Wooded   | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551408355006000012 | Insurance Expense:   |  |
| Semi Tax:                      | \$501.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | Yes                | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee      |                      |  |
| Fee Amount:                    | \$950              |                      |  |
| Fee Paid:                      | Annually           |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                                  |                        |            |
|--------------------|----------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell          | Possible Financing:    |            |
| Listing Terms:     |                                  | Inspection Warranties: |            |
| Listing Date:      | 06/13/2025                       | Disclosures:           |            |
| Entered:           | 06/13/2025                       | Other Disclosures:     |            |
| Temp Off Mkt Date: |                                  | Possession:            | At Closing |
| Withdrawn Date:    |                                  |                        |            |
| Last Change Date:  | 06/13/2025                       |                        |            |
| List Office:       | Steve Lew Real Estate Group, LLC |                        |            |

0 Hurt East Dr, Martinsville, IN 46151

\$35,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.78 Acres        | Morgan County |
| Listing ID:       | 22044801         | List Price:       | \$35,000      |
| Property Type:    | Land             | Orig. List Price: | \$35,000      |
| Subtype:          | Residential Land | List Date:        | 06/12/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 149/149       |
| Subdivision:      | Painted Hills    | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Have you been searching for a quiet, wooded lot to build your dream home? This one-of-a-kind property is tucked inside the highly sought-after Painted Hills Lake Community, just 30 minutes from both Indianapolis and Bloomington. Whether you're escaping for the weekend or planning your forever home, this scenic lot offers the perfect blend of nature, recreation, and convenience. Enjoy peaceful views that feel like a retreat while staying close to local attractions like Cedar Creek Winery and Music Venue. Members of Painted Hills have exclusive access to two private lakes for fishing, kayaking, and water skiing. From fishing tournaments to lake days with friends, there's no shortage of things to do. This lake community also features a members-only restaurant and bar, a swimming pool, playground, dog park, and courts for tennis, basketball, pickleball, and volleyball. With year-round events and holiday celebrations, Painted Hills offers more than a place to live, it offers a lifestyle. Utilities are available at the street, including REMC Fiber Internet and Painted Hills Municipal Water. Soil analysis and survey to determine septic placement will be the responsibility of the buyer. Build your custom home and start living the lake life you've always imagined. This wooded gem won't last long.

Listing Details

|                     |                                       |                      |                                                    |
|---------------------|---------------------------------------|----------------------|----------------------------------------------------|
| Area:               | 5511 - Morgan - Jackson               | School Dist:         | Nineveh-Hensley-Jackson United                     |
| Legal Desc:         | Lot 905 Painted Hills Subdivision 8th | Elementary School:   | Indian Creek Elementary School                     |
| Section/Lot Number: | /905                                  | Intermediate School: | Indian Creek Intermediate School                   |
| Lot Size (SqFt):    | 17,250                                | Middle School:       | Indian Creek Middle School                         |
| # of Acres:         | 0.78                                  | High School:         | Indian Creek Sr High School                        |
| Usable Acres:       |                                       | Type:                | Undeveloped                                        |
| # of Lots:          | 2                                     | Lot Info:            | Corner, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | Yes                                   | Zoning:              | Single Family                                      |
|                     |                                       | \$/Acre:             | \$44,872.00                                        |

Property Overview

|                       |                                   |                          |                |
|-----------------------|-----------------------------------|--------------------------|----------------|
| Current Use:          |                                   | Buildings:               | Not Applicable |
| Proposed Use:         |                                   | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable                    | Development Status:      | No Status      |
| Facilities near Site: | Cable, Electric, Telephone, Water | Traffic Count:           |                |
| Water:                | No Water Source                   | Traffic Year:            |                |
| Sewer:                | Septic Required                   | Public Transportation:   |                |
| Utilities:            |                                   | Rail:                    |                |
| Solid Waste:          | No                                | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                        | Road Access:             | Not Applic     |
| Soil Test:            |                                   | Road Frontage Type:      | Private Rd     |
| Topography:           | Hilly, Wooded                     | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions          | Association Website URL: |                |

Tax/HOA

|                                |                                                                                                |                      |                     |
|--------------------------------|------------------------------------------------------------------------------------------------|----------------------|---------------------|
| Tax ID:                        | 551418455007000012                                                                             | Insurance Expense:   |                     |
| MultiTax ID:                   | 55-14-18-455-006.000-012                                                                       | Possible Financing:  | Conventional, Other |
| Semi Tax:                      | \$18.00                                                                                        | Existing Lease:      |                     |
| Tax Year Due:                  | 2024                                                                                           | Existing Lease Type: |                     |
| Tax Exempt:                    | None                                                                                           | Remaining Term:      |                     |
| Low Maintenance Lifestyle Y/N: | No                                                                                             | Proposed Lease:      |                     |
| Association:                   | Yes                                                                                            | Proposed Term:       |                     |
| Mgmt Co.:                      | Painted Hills                                                                                  | Land Lease:          |                     |
| Mgmt Phone:                    | (765) 342-6409                                                                                 |                      |                     |
| Fee Includes:                  | Mandatory Fee                                                                                  |                      |                     |
| Fee Amount:                    | \$713                                                                                          |                      |                     |
| Fee Paid:                      | Annually                                                                                       |                      |                     |
| Fee Includes:                  | Clubhouse, Maintenance Common Area, Park Playground, Pickleball Court, Shared Security, Tennis |                      |                     |
| HOA Disclosure:                | Covenants & Restrictions, Rules & Regulations                                                  |                      |                     |
| Amenities:                     | Clubhouse, Maintenance, Park, Playground, Pickleball Court, Security, Tennis Court(s)          |                      |                     |

Contact & Contract Information

|                    |                         |                        |                     |
|--------------------|-------------------------|------------------------|---------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Other |
| Listing Terms:     |                         | Inspection Warranties: | Other               |
| Listing Date:      | 06/12/2025              | Disclosures:           |                     |
| Entered:           | 06/12/2025              | Other Disclosures:     | Not Applicable      |
| Temp Off Mkt Date: |                         | Possession:            | At Closing          |
| Withdrawn Date:    |                         |                        |                     |
| Last Change Date:  | 06/12/2025              |                        |                     |
| List Office:       | The Modglin Group       |                        |                     |

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N Oxford Ct Oxford North Ct, Martinsville, IN 46151

\$35,000



|                   |                        |                   |            |               |
|-------------------|------------------------|-------------------|------------|---------------|
| Active            |                        | Residential Land  | 0.82 Acres | Morgan County |
| Listing ID:       | 22060647               | List Price:       | \$35,000   |               |
| Property Type:    | Land                   | Orig. List Price: | \$35,000   |               |
| Subtype:          | Residential Land       | List Date:        | 09/03/2025 |               |
| Transaction Type: | For Sale               | DOM/CDOM:         | 66/66      |               |
| Subdivision:      | Foxcliff Estates North | County:           | Morgan     |               |

Directions

GPS Friendly

Public Remarks

0.82 acres with a gentle slope, perfect for building your dream home. This easily buildable lot features small trees and minimal undergrowth, making site preparation a breeze. Nestled in a quiet cul-de-sac within the highly sought-after Foxcliff Estates North, this property offers both privacy and community. Enjoy a vibrant social neighborhood with year round planned activities and a wide range of amenities, including a pool, tennis courts, hiking trails, fully stocked lakes, two parks, a baseball diamond, and a clubhouses. A proposed community access point to the White River adds even more outdoor enjoyment. Foxcliff offers the best of all worlds: peaceful nature, an active community, and a centralized location with easy access to both I-69 and Highway 67. You're just 15-20 minutes from Plainfield, Greenwood, and Bloomington. Bonus: The community is served by a shared well that provides nationally award-winning water.

Listing Details

|                     |                                   |                      |                              |
|---------------------|-----------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington        | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 266A Foxcliff Estates 9th Sec | Elementary School:   | Centerton Elementary School  |
| Section/Lot Number: | /266A                             | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 35,501                            | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.82                              | High School:         |                              |
| Usable Acres:       |                                   | Type:                | Single Lot                   |
| # of Lots:          | 1                                 | Lot Info:            |                              |
| Divisible:          | No                                | Zoning:              | residential                  |
|                     |                                   | \$/Acre:             | \$42,683.00                  |

Property Overview

|                       |                                     |
|-----------------------|-------------------------------------|
| Current Use:          |                                     |
| Proposed Use:         |                                     |
| Facilities on Site:   | Not Applicable                      |
| Facilities near Site: | Cable, Electric, Gas, Water & Sewer |
| Water:                |                                     |
| Sewer:                | Municipal Sewer Near                |
| Utilities:            |                                     |
| Solid Waste:          | No                                  |
| Soil Type:            | Not Applic                          |
| Soil Test:            |                                     |
| Topography:           | Sloping                             |
| Documents Available:  | None                                |

|                          |                |
|--------------------------|----------------|
| Buildings:               | Not Applicable |
| Options:                 | Not Applic     |
| Development Status:      | Not Applicable |
| Traffic Count:           |                |
| Traffic Year:            |                |
| Public Transportation:   |                |
| Rail:                    |                |
| Road Surface Type:       | Asphalt        |
| Road Access:             | Frontage Road  |
| Road Frontage Type:      | Private Rd     |
| Web Link:                |                |
| Association Website URL: |                |

Tax/HOA

|                                |                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax ID:                        | 550914130010000020                                                                                                                                                                                     |
| Semi Tax:                      | \$84.00                                                                                                                                                                                                |
| Tax Year Due:                  | 2024                                                                                                                                                                                                   |
| Tax Exempt:                    |                                                                                                                                                                                                        |
| Low Maintenance Lifestyle Y/N: | Yes                                                                                                                                                                                                    |
| Association:                   | Yes                                                                                                                                                                                                    |
| Mgmt Co.:                      | H & H PROPERTY MANAGEMENT                                                                                                                                                                              |
| Mgmt Phone:                    | (317) 272-5688                                                                                                                                                                                         |
| Fee Includes:                  | Mandatory Fee                                                                                                                                                                                          |
| Fee Amount:                    | \$1,285                                                                                                                                                                                                |
| Fee Paid:                      | Annually                                                                                                                                                                                               |
| Fee Includes:                  | Clubhouse, Entrance Common, Maintenance Common Area, Nature Area, Park Playground, Pickleball Court, Professional Management, Shared Security, Snow Removal, Tennis, Trash Removal, Walking Trails     |
| HOA Disclosure:                | Covenants & Restrictions                                                                                                                                                                               |
| Amenities:                     | Billiard Room, Boating, Clubhouse, Maintenance, Management, Park, Pickleball Court, Playground, Pond Year Round, Pool, Powered Boats Allowed, Security, Snow Removal, Tennis Court(s), Trail(s), Trash |

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

Contact & Contract Information

|                    |                   |
|--------------------|-------------------|
| List Type:         | Exclusive Agency  |
| Listing Terms:     |                   |
| Listing Date:      | 09/03/2025        |
| Entered:           | 09/04/2025        |
| Temp Off Mkt Date: |                   |
| Withdrawn Date:    |                   |
| Last Change Date:  | 09/04/2025        |
| List Office:       | The Modglin Group |

|                        |            |
|------------------------|------------|
| Possible Financing:    |            |
| Inspection Warranties: |            |
| Disclosures:           |            |
| Other Disclosures:     |            |
| Possession:            | At Closing |

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0 E Morgan St, Martinsville, IN 46151

\$35,000



|                   |  |                  |                            |
|-------------------|--|------------------|----------------------------|
| <b>Active</b>     |  |                  |                            |
| Residential Land  |  | 1.43 Acres       | Morgan County              |
| Listing ID:       |  | 21956995         | List Price: \$35,000       |
| Property Type:    |  | Land             | Orig. List Price: \$40,000 |
| Subtype:          |  | Residential Land | List Date: 12/18/2023      |
| Transaction Type: |  | For Sale         | DOM/CDOM: 691/691          |
| Subdivision:      |  | Hadley Highlands | County: Morgan             |

Directions

From 44 in Martinsville, head north to 3309 E Morgan and then continue north 2 more driveways to an entrance that will allow you access to these 2 lots that are along the highway. They are directly behind 3309

Public Remarks

1.42 Rolling acres of Martinsville land right along SR 37 zoned residential that could possibly be flexible space for other opportunities. This can be combined with a neighboring parcel for even more room for your next build!

Listing Details

|                     |                                                                                  |                            |                      |  |                              |
|---------------------|----------------------------------------------------------------------------------|----------------------------|----------------------|--|------------------------------|
| Area:               |                                                                                  | 5512 - Morgan - Washington | School Dist:         |  | MSD Martinsville Schools     |
| Legal Desc:         | S26 T12 R1e Pt Sw Se 1.425 A Contract Hamilton Randall Etux 1/16/2002 # 20201156 |                            | Elementary School:   |  |                              |
| Section/Lot Number: |                                                                                  | /0                         | Intermediate School: |  | Bell Intermediate Academy    |
| Lot Size (SqFt):    |                                                                                  | 62,073                     | Middle School:       |  | John R. Wooden Middle School |
| # of Acres:         |                                                                                  | 1.43                       | High School:         |  |                              |
| Usable Acres:       |                                                                                  |                            | Type:                |  | Single Lot                   |
| # of Lots:          |                                                                                  |                            | Lot Info:            |  |                              |
| Divisible:          |                                                                                  | No                         | Zoning:              |  | Residential                  |
|                     |                                                                                  |                            | \$/Acre:             |  | \$24,476.00                  |

Property Overview

|                       |  |                          |  |                |
|-----------------------|--|--------------------------|--|----------------|
| Current Use:          |  | Buildings:               |  | Not Applicable |
| Proposed Use:         |  | Options:                 |  | Other          |
| Facilities on Site:   |  | Development Status:      |  | No Status      |
| Facilities near Site: |  | Traffic Count:           |  |                |
| Water:                |  | Traffic Year:            |  |                |
| Sewer:                |  | Public Transportation:   |  |                |
| Utilities:            |  | Rail:                    |  |                |
| Solid Waste:          |  | Road Surface Type:       |  | See Remarks    |
| Soil Type:            |  | Road Access:             |  | Access Rd      |
| Soil Test:            |  | Road Frontage Type:      |  | Not Applic     |
| Topography:           |  | Web Link:                |  |                |
| Documents Available:  |  | Association Website URL: |  |                |

**Tax/HOA**

|                                |                    |                      |          |
|--------------------------------|--------------------|----------------------|----------|
| Tax ID:                        | 550926400015000020 | Insurance Expense:   |          |
| Semi Tax:                      | \$222.00           | Possible Financing:  | Contract |
| Tax Year Due:                  | 2022               | Existing Lease:      |          |
| Tax Exempt:                    | None               | Existing Lease Type: |          |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |          |
| Association:                   | No                 | Proposed Lease:      |          |
| Mgmt Co.:                      |                    | Proposed Term:       |          |
| Mgmt Phone:                    |                    | Land Lease:          |          |
| Fee Includes:                  |                    |                      |          |
| Fee Amount:                    |                    |                      |          |
| Fee Paid:                      |                    |                      |          |
| Fee Includes:                  |                    |                      |          |
| HOA Disclosure:                |                    |                      |          |
| Amenities:                     |                    |                      |          |

**Contact & Contract Information**

|                    |                             |                        |              |
|--------------------|-----------------------------|------------------------|--------------|
| List Type:         | Exclusive Right to Sell     | Possible Financing:    | Contract     |
| Listing Terms:     |                             | Inspection Warranties: | See Remarks  |
| Listing Date:      | 12/18/2023                  | Disclosures:           |              |
| Entered:           | 12/18/2023                  | Other Disclosures:     | Broker Owned |
| Temp Off Mkt Date: |                             | Possession:            | At Closing   |
| Withdrawn Date:    |                             |                        |              |
| Last Change Date:  | 04/02/2024                  |                        |              |
| List Office:       | Wynkoop Brokerage Firm, LLC |                        |              |

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49 Joni Ave, Martinsville, IN 46151

\$39,500



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 1.02 Acres        | Morgan County |
| Listing ID:       | 21999067         | List Price:       | \$39,500      |
| Property Type:    | Land             | Orig. List Price: | \$39,500      |
| Subtype:          | Residential Land | List Date:        | 08/30/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 409/1141      |
| Subdivision:      | Hickory Springs  | County:           | Morgan        |

Directions

From State Road 39 turn West onto Dowden Dr. Turn left onto Joni Ave. Property will be on left side.

Public Remarks

Beautiful lot #49 in Hickory Springs! This neighborhood is host to some outstanding homes with a great setting in the woods. Call this home and you are just 6 miles south of Interstate 70, 20 minutes from Indy's International Airport, & 30 minutes from downtown Indy. This neighborhood has many great features from city water, fiber optic, street lights, & some wooded lots. Come take a drive and take a look at the lot you'll want to build your next house on.

Listing Details

|                     |                                  |                      |                              |
|---------------------|----------------------------------|----------------------|------------------------------|
| Area:               | 5507 - Morgan - Gregg            | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | Lot 49 Hickory Springs Sub Sec 1 | Elementary School:   |                              |
| Section/Lot Number: | /49                              | Intermediate School: |                              |
| Lot Size (SqFt):    | 44,431                           | Middle School:       |                              |
| # of Acres:         | 1.02                             | High School:         |                              |
| Usable Acres:       |                                  | Type:                | Single Lot                   |
| # of Lots:          |                                  | Lot Info:            |                              |
| Divisible:          | No                               | Zoning:              | Residential                  |
|                     |                                  | \$/Acre:             | \$38,725.00                  |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applicable |
| Facilities on Site:   | See Remarks              | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water          | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Septic Required          | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable           | Road Access:             | Frontage Road  |
| Soil Test:            |                          | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Cleared, Level           | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550424400013004010 | Insurance Expense:   |  |
| Semi Tax:                      | \$11.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 08/30/2024              | Disclosures:           |                |
| Entered:           | 08/30/2024              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 09/24/2025              |                        |                |
| List Office:       | Jeff Boone Realty, LLC  |                        |                |

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00 Boncquet East Ter, Camby, IN 46113

\$39,900



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| <div>Active</div> |  |                  |                   |
| Residential Land  |  | 1.14 Acres       | Morgan County     |
| Listing ID:       |  | 21962859         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | No Subdivision   | County:           |

Directions

GPS Friendly

Public Remarks

Wow! Hard to find 1+ acre lot with a creek, recently cleared, and ready for your creative design! The lot could provide for the future buildout of a ranch or two-story over walkout basement. See photos for the aerial view of the lot (not recent lot clearing performed on March 27, 2024. State approval of a culvert crossing the creek has been approved and will allow access to the south side of the lot for your future homesite. Preliminary septic testing showed positive result. This lot sits across the street from The Links at Heartland Crossing, and is just minutes from shopping, schools, the interstate, and more!

Listing Details

|                     |                                       |                      |                             |
|---------------------|---------------------------------------|----------------------|-----------------------------|
| Area:               | 5504 - Morgan - Madison               | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S26 T14 R2e S Nw 1.138 A Aka Parcel 6 | Elementary School:   |                             |
| Section/Lot Number: | /550226100004005015                   | Intermediate School: |                             |
| Lot Size (SqFt):    | 49,571                                | Middle School:       |                             |
| # of Acres:         | 1.14                                  | High School:         |                             |
| Usable Acres:       |                                       | Type:                | Single Lot                  |
| # of Lots:          |                                       | Lot Info:            |                             |
| Divisible:          | No                                    | Zoning:              | single family               |
|                     |                                       | \$/Acre:             | \$35,000.00                 |

Property Overview



|                       |                                   |                          |                         |
|-----------------------|-----------------------------------|--------------------------|-------------------------|
| Current Use:          |                                   | Buildings:               | Not Applicable          |
| Proposed Use:         |                                   | Options:                 | Sell Entity             |
| Facilities on Site:   | Cable, Electric, Telephone, Water | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Water, Not Applicable   | Traffic Count:           |                         |
| Water:                |                                   | Traffic Year:            |                         |
| Sewer:                | Septic Required                   | Public Transportation:   |                         |
| Utilities:            |                                   | Rail:                    |                         |
| Solid Waste:          | No                                | Road Surface Type:       | Gravel                  |
| Soil Type:            | Not Apply                         | Road Access:             | County Rd               |
| Soil Test:            |                                   | Road Frontage Type:      | Frontage Rd, Private Rd |
| Topography:           | Bottom Land, Cleared, Level       | Web Link:                |                         |
| Documents Available:  | Covenants                         | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550226100004005015 | Insurance Expense:   |  |
| Semi Tax:                      | \$8.00             | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 02/05/2024              | Disclosures:           |            |
| Entered:           | 02/06/2024              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/06/2025              |                        |            |
| List Office:       | Hoosier, REALTORS®      |                        |            |

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0 Paradise Lake Rd, Martinsville, IN 46151

\$39,900



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| <div>Active</div> |  |                  |                   |
| Residential Land  |  | 1 Acres          | Morgan County     |
| Listing ID:       |  | 22028606         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | No Subdivision   | County:           |

Directions

GPS Friendly

Public Remarks

NO HOA! Looking for the perfect wooded lot to bring your dream home to life? This is your opportunity to create a private retreat in a breathtaking natural setting! Surrounded by mature trees and abundant wildlife, this property offers the peaceful escape you've been searching for, complete with serene lake views. Enjoy the best of both worlds-tranquil country living with the convenience of city amenities just a short drive away. Only 20 minutes from shopping and dining, and just 30 minutes from both downtown Indianapolis and the airport! Don't miss this rare opportunity to own a stunning lot in highly sought-after Martinsville!

Listing Details

|                     |                         |                      |                                  |
|---------------------|-------------------------|----------------------|----------------------------------|
| Area:               | 5510 - Morgan - Green   | School Dist:         | MSD Martinsville Schools         |
| Legal Desc:         | S1 T12 R2e Pt Ne 1.00 A | Elementary School:   | Green Township Elementary School |
| Section/Lot Number: | 1/551001200002001009    | Intermediate School: | Bell Intermediate Academy        |
| Lot Size (SqFt):    | 43,560                  | Middle School:       | John R. Wooden Middle School     |
| # of Acres:         | 1                       | High School:         | Martinsville High School         |
| Usable Acres:       |                         | Type:                | Single Lot, Undeveloped          |
| # of Lots:          |                         | Lot Info:            |                                  |
| Divisible:          | No                      | Zoning:              | Single Family                    |
|                     |                         | \$/Acre:             | \$39,900.00                      |

Property Overview

|                       |                               |                          |                         |
|-----------------------|-------------------------------|--------------------------|-------------------------|
| Current Use:          |                               | Buildings:               | Not Applicable          |
| Proposed Use:         |                               | Options:                 | Not Applic              |
| Facilities on Site:   | Not Applicable                | Development Status:      | Not Applicable          |
| Facilities near Site: | Electric, Telephone, Water    | Traffic Count:           |                         |
| Water:                |                               | Traffic Year:            |                         |
| Sewer:                | Septic Required               | Public Transportation:   |                         |
| Utilities:            |                               | Rail:                    |                         |
| Solid Waste:          | No                            | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applic                    | Road Access:             | Frontage Road           |
| Soil Test:            | Yes / yes - See uploaded test | Road Frontage Type:      | County Road, State Road |
| Topography:           | Level, Sloping, Wooded        | Web Link:                |                         |
| Documents Available:  | Not Applicable, None          | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |                                    |
|--------------------------------|--------------------|----------------------|------------------------------------|
| Tax ID:                        | 551001200002001009 | Insurance Expense:   |                                    |
| Semi Tax:                      | \$356.00           | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                    |
| Tax Exempt:                    |                    | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                    |
| Association:                   | No                 | Proposed Lease:      |                                    |
| Mgmt Co.:                      |                    | Proposed Term:       |                                    |
| Mgmt Phone:                    |                    | Land Lease:          |                                    |
| Fee Includes:                  |                    |                      |                                    |
| Fee Amount:                    |                    |                      |                                    |
| Fee Paid:                      |                    |                      |                                    |
| Fee Includes:                  |                    |                      |                                    |
| HOA Disclosure:                |                    |                      |                                    |
| Amenities:                     |                    |                      |                                    |

Contact & Contract Information

|                    |                         |                        |                                    |
|--------------------|-------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                         | Inspection Warranties: |                                    |
| Listing Date:      | 03/24/2025              | Disclosures:           |                                    |
| Entered:           | 03/24/2025              | Other Disclosures:     |                                    |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                         |
| Withdrawn Date:    |                         |                        |                                    |
| Last Change Date:  | 05/07/2025              |                        |                                    |
| List Office:       | F.C. Tucker Company     |                        |                                    |

8165 Cindy Cir, Martinsville, IN 46151-9343

\$43,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 1.20 Acres        | Morgan County |
| Listing ID:       |  | 22007979         | List Price:       | \$43,000      |
| Property Type:    |  | Land             | Orig. List Price: | \$43,000      |
| Subtype:          |  | Residential Land | List Date:        | 10/22/2024    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 382/1060      |
| Subdivision:      |  | Hickory Springs  | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Discover the perfect canvas for your dream home on this expansive 1.2-acre lot! Nestled in a serene and picturesque setting, this parcel offers ample space for building, gardening, or simply enjoying nature. Ideal for custom home construction, just minutes from local amenities, quick access to I70 yet far enough to escape the hustle and bustle. City water available, septic required and Monrovia school system. Come check out this beautiful lot today.

Listing Details

|                     |                                                       |                      |                                                |
|---------------------|-------------------------------------------------------|----------------------|------------------------------------------------|
| Area:               | 5507 - Morgan - Gregg                                 | School Dist:         | Monroe-Gregg School District                   |
| Legal Desc:         | Lot 28 Hickory Springs Subdivision Sec Two B (1.20 A) | Elementary School:   |                                                |
| Section/Lot Number: | 2/28                                                  | Intermediate School: |                                                |
| Lot Size (SqFt):    | 52,272                                                | Middle School:       |                                                |
| # of Acres:         | 1.20                                                  | High School:         |                                                |
| Usable Acres:       |                                                       | Type:                | Single Lot                                     |
| # of Lots:          | 1                                                     | Lot Info:            | Rural In Subdivision, Sidewalks, Street Lights |
| Divisible:          | No                                                    | Zoning:              | Residential                                    |
|                     |                                                       | \$/Acre:             | \$35,833.00                                    |

Property Overview

|                       |                          |                      |
|-----------------------|--------------------------|----------------------|
| Current Use:          | Buildings:               | Not Applicable       |
| Proposed Use:         | Options:                 | Not Applic           |
| Facilities on Site:   | Development Status:      | Surveyed             |
| Facilities near Site: | Traffic Count:           |                      |
| Water:                | Traffic Year:            |                      |
| Sewer:                | Public Transportation:   |                      |
| Utilities:            | Rail:                    |                      |
| Solid Waste:          | Road Surface Type:       | Asphalt              |
| Soil Type:            | Road Access:             | Not Applic           |
| Soil Test:            | Road Frontage Type:      | City Street, Highway |
| Topography:           | Web Link:                |                      |
| Documents Available:  | Association Website URL: |                      |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550424300024023010 | Insurance Expense:   |              |
| Semi Tax:                      | \$207.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |              |
| Tax Exempt:                    | None               | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |              |
| Association:                   | No                 | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional   |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable |
| Listing Date:      | 10/22/2024              | Disclosures:           |                |
| Entered:           | 10/22/2024              | Other Disclosures:     |                |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 10/22/2024              |                        |                |
| List Office:       | F.C. Tucker Company     |                        |                |

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0 N Oak North Dr, Camby, IN 46113

\$44,000



|                   |  |                    |            |                            |
|-------------------|--|--------------------|------------|----------------------------|
| Active            |  | Residential Land   | 0.44 Acres | Morgan County              |
| Listing ID:       |  | 22050808           |            | List Price: \$44,000       |
| Property Type:    |  | Land               |            | Orig. List Price: \$44,000 |
| Subtype:          |  | Residential Land   |            | List Date: 07/15/2025      |
| Transaction Type: |  | For Sale           |            | DOM/CDOM: 116/116          |
| Subdivision:      |  | Leona Lake Estates |            | County: Morgan             |

Directions

Lot is just north of 12780 Oak Drive.

Public Remarks

Discover the endless possibilities of this spacious, almost half-acre plot of land. Situated in a prime location, this plot offers the perfect canvas for your dream home. With its generous size, you have plenty of room to design and build the home you've always envisioned, complete with a backyard oasis, lush gardens, or even a pool are just a few of the possibilities! Imagine waking up to panoramic views of the surrounding natural beauty and enjoying the peace and tranquility that comes with owning your own slice of land. All located in a desirable neighborhood. Take advantage of this rare opportunity to create your own paradise and start building your future today!

Listing Details

|                     |                         |                      |                                 |
|---------------------|-------------------------|----------------------|---------------------------------|
| Area:               | 5504 - Morgan - Madison | School Dist:         | Mooresville Con School Corp     |
| Legal Desc:         | Lot 33 Leona Lakes      | Elementary School:   | North Madison Elementary School |
| Section/Lot Number: | /33                     | Intermediate School: |                                 |
| Lot Size (SqFt):    | 19,036                  | Middle School:       | Paul Hadley Middle School       |
| # of Acres:         | 0.44                    | High School:         | Mooresville High School         |
| Usable Acres:       |                         | Type:                | Single Lot                      |
| # of Lots:          |                         | Lot Info:            |                                 |
| Divisible:          | No                      | Zoning:              | residential                     |
|                     |                         | \$/Acre:             | \$100,000.00                    |

Property Overview

|                       |                       |                          |                |
|-----------------------|-----------------------|--------------------------|----------------|
| Current Use:          |                       | Buildings:               | Not Applicable |
| Proposed Use:         |                       | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable        | Development Status:      | Not Applicable |
| Facilities near Site: | Not Applicable, Water | Traffic Count:           |                |
| Water:                | No Water Source       | Traffic Year:            |                |
| Sewer:                | Septic Required       | Public Transportation:   |                |
| Utilities:            |                       | Rail:                    |                |
| Solid Waste:          | Yes                   | Road Surface Type:       | Concrete       |
| Soil Type:            | Clay                  | Road Access:             | County Rd      |
| Soil Test:            |                       | Road Frontage Type:      | City Street    |
| Topography:           | Cleared               | Web Link:                |                |
| Documents Available:  | None                  | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550234145005000015 | Insurance Expense:   |  |
| Semi Tax:                      | \$207.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/15/2025              | Disclosures:           |            |
| Entered:           | 07/15/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/15/2025              |                        |            |
| List Office:       | F.C. Tucker Company     |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

8181 Cindy Cir, Martinsville, IN 46151-9343

\$44,500



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 1.12 Acres        | Morgan County |
| Listing ID:       | 21999117         | List Price:       | \$44,500      |
| Property Type:    | Land             | Orig. List Price: | \$44,500      |
| Subtype:          | Residential Land | List Date:        | 08/30/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 409/1141      |
| Subdivision:      | Hickory Springs  | County:           | Morgan        |

Directions

From State Road 39 turn West onto Dowden Dr. Follow until you reach the the T on Cindy Cir, turn right. Lot will be in the center of the circle on the left.

Public Remarks

Beautiful lot #27 in Hickory Springs! This neighborhood is host to some outstanding homes with a great setting in the woods. Call this home and you are just 6 miles south of Interstate 70, 20 minutes from Indy's International Airport, & 30 minutes from downtown Indy. This neighborhood has many great features from city water, fiber optic, street lights, & some wooded lots. Come take a drive and take a look at the lot you'll want to build your next house on.

Listing Details

|                     |                                                       |                      |                              |
|---------------------|-------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5507 - Morgan - Gregg                                 | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | Lot 27 Hickory Springs Subdivision Sec Two B (1.12 A) | Elementary School:   |                              |
| Section/Lot Number: | /27                                                   | Intermediate School: |                              |
| Lot Size (SqFt):    | 48,787                                                | Middle School:       |                              |
| # of Acres:         | 1.12                                                  | High School:         |                              |
| Usable Acres:       |                                                       | Type:                | Single Lot                   |
| # of Lots:          |                                                       | Lot Info:            |                              |
| Divisible:          | No                                                    | Zoning:              | Residential                  |
|                     |                                                       | \$/Acre:             | \$39,732.00                  |

Property Overview



|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applic     |
| Facilities on Site:   | See Remarks              | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water          | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Septic Required          | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic               | Road Access:             | Frontage Road  |
| Soil Test:            |                          | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Level                    | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550424300024022010 | Insurance Expense:   |  |
| Semi Tax:                      | \$12.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 08/30/2024              | Disclosures:           |                |
| Entered:           | 08/30/2024              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 09/24/2025              |                        |                |
| List Office:       | Jeff Boone Realty, LLC  |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

3271 Eagles Pt, Martinsville, IN 46151-7093

\$45,000



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| Active            |  |                  |                   |
| Residential Land  |  | 3.56 Acres       | Morgan County     |
| Listing ID:       |  | 22032155         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | Falcon Crest     | County:           |

Directions

From IN 67 South, go Right on Wilbur Rd, Left on Ballinger Rd, then Right on Pitkin Rd. Take first Right on Lake Terrace Dr, the Left on Falcon Crest Dr. Take 3rd Left on Eagles Point.

Public Remarks

What a perfect place to build your Home on this 3.56-acre wooded, estate-sized lot located in a peaceful rural subdivision in Martinsville with easy access to SR 67. A serene, natural setting perfect for your custom home or weekend retreat where a walk-out Basement would sit graciously on the sloped lot. Enjoy fishing, wildlife, and quiet surroundings in a neighborhood known for low traffic and natural beauty. All residents have access to a stunning 23.5-acre lake, a rare find in Morgan County. Don't miss this incredible opportunity to own one of the most scenic lots in the area!

Listing Details

|                     |                               |                      |                                    |
|---------------------|-------------------------------|----------------------|------------------------------------|
| Area:               | 5509 - Morgan - Jefferson     | School Dist:         | MSD Martinsville Schools           |
| Legal Desc:         | Lot 21 Falcon Crest (3.564 A) | Elementary School:   |                                    |
| Section/Lot Number: | /21                           | Intermediate School: | Bell Intermediate Academy          |
| Lot Size (SqFt):    | 155,248                       | Middle School:       | John R. Wooden Middle School       |
| # of Acres:         | 3.56                          | High School:         |                                    |
| Usable Acres:       |                               | Type:                | Single Lot                         |
| # of Lots:          | 1                             | Lot Info:            | Rural In Subdivision, Trees Mature |
| Divisible:          | No                            | Zoning:              | Residential                        |
|                     |                               | \$/Acre:             | \$12,640.00                        |

Property Overview

|                       |                            |                          |                |
|-----------------------|----------------------------|--------------------------|----------------|
| Current Use:          |                            | Buildings:               | Not Applicable |
| Proposed Use:         |                            | Options:                 | Other          |
| Facilities on Site:   | Electric, Telephone, Water | Development Status:      | Not Applicable |
| Facilities near Site: | Water                      | Traffic Count:           |                |
| Water:                |                            | Traffic Year:            |                |
| Sewer:                | Septic Required            | Public Transportation:   |                |
| Utilities:            |                            | Rail:                    |                |
| Solid Waste:          | No                         | Road Surface Type:       | Asphalt        |
| Soil Type:            | Other                      | Road Access:             | County Rd      |
| Soil Test:            | Yes / yes                  | Road Frontage Type:      | Private Rd     |
| Topography:           | Sloping, Wooded            | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions   | Association Website URL: |                |

Tax/HOA

|                                |                                                                                 |                      |              |
|--------------------------------|---------------------------------------------------------------------------------|----------------------|--------------|
| Tax ID:                        | 550814200003004014                                                              | Insurance Expense:   |              |
| Semi Tax:                      | \$263.00                                                                        | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024                                                                            | Existing Lease:      |              |
| Tax Exempt:                    |                                                                                 | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                                                                                 | Remaining Term:      |              |
| Association:                   | Yes                                                                             | Proposed Lease:      |              |
| Mgmt Co.:                      | Falcon Crest                                                                    | Proposed Term:       |              |
| Mgmt Phone:                    |                                                                                 | Land Lease:          |              |
| Fee Includes:                  | Mandatory Fee                                                                   |                      |              |
| Fee Amount:                    | \$800                                                                           |                      |              |
| Fee Paid:                      | Annually                                                                        |                      |              |
| Fee Includes:                  | Association Home Owners, Entrance Common, Maintenance Common Area, Snow Removal |                      |              |
| HOA Disclosure:                |                                                                                 |                      |              |
| Amenities:                     | Maintenance, Snow Removal                                                       |                      |              |

Contact & Contract Information

|                    |                         |                        |              |
|--------------------|-------------------------|------------------------|--------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional |
| Listing Terms:     |                         | Inspection Warranties: |              |
| Listing Date:      | 04/14/2025              | Disclosures:           |              |
| Entered:           | 04/14/2025              | Other Disclosures:     |              |
| Temp Off Mkt Date: |                         | Possession:            | At Closing   |
| Withdrawn Date:    |                         |                        |              |
| Last Change Date:  | 08/19/2025              |                        |              |
| List Office:       | Your Home Team          |                        |              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Lakeview East Dr, Martinsville, IN 46151

\$48,750



|                   |  |                  |            |                            |
|-------------------|--|------------------|------------|----------------------------|
| Active            |  | Residential Land | 0.37 Acres | Morgan County              |
| Listing ID:       |  | 22050469         |            | List Price: \$48,750       |
| Property Type:    |  | Land             |            | Orig. List Price: \$50,000 |
| Subtype:          |  | Residential Land |            | List Date: 07/16/2025      |
| Transaction Type: |  | For Sale         |            | DOM/CDOM: 115/115          |
| Subdivision:      |  | Painted Hills    |            | County: Morgan             |

Directions

IN37 South, Take 252 South to Leonard Road @Hoosier Harvest Church. Enter Gate 2 onto Lakeview Dr, cross the dam & pass the boat ramps. Property is located across the street from Lake Nebo at the speed bump.

Public Remarks

Dreaming of lake life that feels like a permanent vacation? This double lot in the private lake community of Painted Hills offers the ideal setting to bring your future home to life. With mature woods for privacy, water views just across the street, and utilities already available at the road, this spacious parcel is ready for your septic approval with room for your custom floorplan! Painted Hills isn't just a neighborhood, it's a lifestyle. Residents enjoy access to two private lakes perfect for boating, fishing, and kayaking. The member's only clubhouse features a full-service restaurant and bar, often buzzing with live music and community events. Cool off at the private pool, meet friends for a match at the tennis or pickleball courts, or relax at the sandy beach area where sunsets are always better by the water. There's even a dog park, beach volleyball, community playground, and multiple fishing docks scattered throughout the neighborhood for that true resort-like experience. Located with easy, no-hill access from the main gate and walking distance to both lakes, beach, clubhouse, park & pool, this lot offers a peaceful retreat while staying within 30 minutes from both Indianapolis and Bloomington. Families also appreciate the flexibility of dual school district enrollment between MSD of Martinsville and Indian Creek Schools. Whether you're building your forever home or a weekend escape, this double lot offers the space, setting, and community to make your dream a reality in one of Indiana's most sought-after lake communities.

Listing Details

|                     |                                        |                      |                                                           |
|---------------------|----------------------------------------|----------------------|-----------------------------------------------------------|
| Area:               | 5511 - Morgan - Jackson                | School Dist:         | Nineveh-Hensley-Jackson United                            |
| Legal Desc:         | Lot 547 Painted Hills Subdivision 7Th. | Elementary School:   | Indian Creek Elementary School                            |
| Section/Lot Number: | /547                                   | Intermediate School: | Indian Creek Intermediate School                          |
| Lot Size (SqFt):    | 16,030                                 | Middle School:       | Indian Creek Middle School                                |
| # of Acres:         | 0.37                                   | High School:         | Indian Creek Sr High School                               |
| Usable Acres:       |                                        | Type:                | Single Lot                                                |
| # of Lots:          | 1                                      | Lot Info:            | Access Street, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                     | Zoning:              | Residential                                               |
|                     |                                        | \$/Acre:             | \$131,757.00                                              |

Property Overview

|                       |                                                                   |                          |                        |
|-----------------------|-------------------------------------------------------------------|--------------------------|------------------------|
| Current Use:          |                                                                   | Buildings:               | Not Applicable         |
| Proposed Use:         |                                                                   | Options:                 | See Remarks            |
| Facilities on Site:   | None, See Remarks                                                 | Development Status:      | No Status, See Remarks |
| Facilities near Site: | Cable, Electric, Water                                            | Traffic Count:           |                        |
| Water:                | Other/See Remarks                                                 | Traffic Year:            |                        |
| Sewer:                | Septic Required                                                   | Public Transportation:   |                        |
| Utilities:            |                                                                   | Rail:                    |                        |
| Solid Waste:          | No                                                                | Road Surface Type:       | Asphalt                |
| Soil Type:            | See Remarks                                                       | Road Access:             | Not Applic             |
| Soil Test:            |                                                                   | Road Frontage Type:      | Private Rd             |
| Topography:           | Level, Sloping, Wooded                                            | Web Link:                |                        |
| Documents Available:  | Aerial Photo, Covenants & Restrictions, Topographic Map Available | Association Website URL: |                        |

Tax/HOA

|                                |                                                                                                                                                            |                      |                     |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| Tax ID:                        | 551407495006000012                                                                                                                                         | Insurance Expense:   |                     |
| Semi Tax:                      | \$33.00                                                                                                                                                    | Possible Financing:  | Conventional, Other |
| Tax Year Due:                  | 2024                                                                                                                                                       | Existing Lease:      |                     |
| Tax Exempt:                    | None                                                                                                                                                       | Existing Lease Type: |                     |
| Low Maintenance Lifestyle Y/N: | No                                                                                                                                                         | Remaining Term:      |                     |
| Association:                   | Yes                                                                                                                                                        | Proposed Lease:      |                     |
| Mgmt Co.:                      | Painted Hills                                                                                                                                              | Proposed Term:       |                     |
| Mgmt Phone:                    | (765) 342-6409                                                                                                                                             | Land Lease:          |                     |
| Fee Includes:                  | Mandatory Fee                                                                                                                                              |                      |                     |
| Fee Amount:                    | \$713                                                                                                                                                      |                      |                     |
| Fee Paid:                      | Annually                                                                                                                                                   |                      |                     |
| Fee Includes:                  | Association Home Owners, Clubhouse, Entrance Common, Maintenance Common Area, Park Playground, Pickleball Court, Resident Manager, Security, Tennis, Other |                      |                     |
| HOA Disclosure:                | Covenants & Restrictions, Rental Restrictions                                                                                                              |                      |                     |
| Amenities:                     | Clubhouse, Maintenance, Park, Playground, Pickleball Court, Management, Security, Tennis Court(s)                                                          |                      |                     |

Contact & Contract Information

|                    |                         |                        |                     |
|--------------------|-------------------------|------------------------|---------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Other |
| Listing Terms:     |                         | Inspection Warranties: |                     |
| Listing Date:      | 07/16/2025              | Disclosures:           |                     |
| Entered:           | 07/16/2025              | Other Disclosures:     |                     |
| Temp Off Mkt Date: |                         | Possession:            | At Closing          |
| Withdrawn Date:    |                         |                        |                     |
| Last Change Date:  | 10/26/2025              |                        |                     |
| List Office:       | The Modglin Group       |                        |                     |



0 Foxcliff East Dr S, Martinsville, IN 46151

\$49,000



|                   |  |                  |            |                            |
|-------------------|--|------------------|------------|----------------------------|
| Active            |  | Residential Land | 0.39 Acres | Morgan County              |
| Listing ID:       |  | 22069585         |            | List Price: \$49,000       |
| Property Type:    |  | Land             |            | Orig. List Price: \$49,000 |
| Subtype:          |  | Residential Land |            | List Date: 10/22/2025      |
| Transaction Type: |  | For Sale         |            | DOM/CDOM: 17/17            |
| Subdivision:      |  | Foxcliff South   |            | County: Morgan             |

Directions

GPS Friendly

Public Remarks

Two lots in the highly desirable Foxcliff South Estates! Overlooking the 11th hole of the Foxcliff Golf Course, these scenic lots feature mature trees and stunning views, ready for your dream home. Enjoy neighborhood amenities including a clubhouse, pool, and tennis courts. Perfectly located for commuters with easy access to I-69, just minutes from both Indianapolis and Bloomington, and only 20 minutes to the airport. Don't miss this rare opportunity to build in one of Martinsville's most sought-after communities!

Listing Details

|                     |                                                                             |                            |        |                    |                      |                                                                              |                              |  |
|---------------------|-----------------------------------------------------------------------------|----------------------------|--------|--------------------|----------------------|------------------------------------------------------------------------------|------------------------------|--|
| Area:               |                                                                             | 5512 - Morgan - Washington |        | School Dist:       |                      | MSD Martinsville Schools                                                     |                              |  |
| Legal Desc:         | Lot 910 Foxcliff Est South Sec Xxxvii;Lot 909 Foxcliff Est South Sec Xxxvii |                            |        | Elementary School: |                      | Centerton Elementary School                                                  |                              |  |
| Section/Lot Number: |                                                                             |                            | /910   |                    | Intermediate School: |                                                                              | Bell Intermediate Academy    |  |
| Lot Size (SqFt):    |                                                                             |                            | 16,771 |                    | Middle School:       |                                                                              | John R. Wooden Middle School |  |
| # of Acres:         |                                                                             |                            | 0.39   |                    | High School:         |                                                                              | Martinsville High School     |  |
| Usable Acres:       |                                                                             |                            |        |                    | Type:                |                                                                              | Single Lot, See Remarks      |  |
| # of Lots:          |                                                                             |                            | 2      |                    | Lot Info:            | On Golf Course, Rural In Subdivision, Trees Mature, Trees Small, See Remarks |                              |  |
| Divisible:          |                                                                             |                            | No     |                    | Zoning:              |                                                                              | Residential                  |  |
|                     |                                                                             |                            |        |                    | \$/Acre:             |                                                                              | \$125,641.00                 |  |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applicable |
| Facilities on Site:   | Electric, Sewer, Water   | Development Status:      | Plat Recorded  |
| Facilities near Site: | Cable, Gas               | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near     | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable           | Road Access:             | Frontage Road  |
| Soil Test:            | No                       | Road Frontage Type:      | Private Rd     |
| Topography:           | See Remarks              | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

**Tax/HOA**

|                                |                                                |                      |  |
|--------------------------------|------------------------------------------------|----------------------|--|
| Tax ID:                        | 550914348001000020                             | Insurance Expense:   |  |
| MultiTax ID:                   | 55-09-14-348-002.000-020                       | Possible Financing:  |  |
| Semi Tax:                      | \$193.00                                       | Existing Lease:      |  |
| Tax Year Due:                  | 2024                                           | Existing Lease Type: |  |
| Tax Exempt:                    |                                                | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                                | Proposed Lease:      |  |
| Association:                   | Yes                                            | Proposed Term:       |  |
| Mgmt Co.:                      |                                                | Land Lease:          |  |
| Mgmt Phone:                    |                                                |                      |  |
| Fee Includes:                  | Mandatory Fee                                  |                      |  |
| Fee Amount:                    | \$875                                          |                      |  |
| Fee Paid:                      | Semi Annual                                    |                      |  |
| Fee Includes:                  | Clubhouse, Snow Removal, Tennis                |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                       |                      |  |
| Amenities:                     | Clubhouse, Pool, Snow Removal, Tennis Court(s) |                      |  |

**Contact & Contract Information**

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 10/22/2025                   | Disclosures:           |            |
| Entered:           | 10/22/2025                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 10/22/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

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0 E Cumberland East Ter S, Martinsville, IN 46151

\$49,999



|                   |  |                        |            |                            |
|-------------------|--|------------------------|------------|----------------------------|
| Active            |  | Residential Land       | 0.75 Acres | Morgan County              |
| Listing ID:       |  | 22039049               |            | List Price: \$49,999       |
| Property Type:    |  | Land                   |            | Orig. List Price: \$55,000 |
| Subtype:          |  | Residential Land       |            | List Date: 05/22/2025      |
| Transaction Type: |  | For Sale               |            | DOM/CDOM: 170/170          |
| Subdivision:      |  | Foxcliff Estates North |            | County: Morgan             |

Directions

GPS Friendly

Public Remarks

DON'T MISS OUT on this opportunity to buy a nearly one acre, beautifully wooded lot with lake views in the prestigious Foxcliff North Estates. Here is your chance to build your dream home in one of the most unique neighborhoods. This amazing location offers access to multiple pools, walking trails, a pristine golf course, professional grade tennis courts, community events, security, and access to the community center. The Historic Manor House is nearby and of course, fishing, boating and paddle boarding.

Listing Details

|                     |                              |                      |                              |
|---------------------|------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington   | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 236 Foxcliff Est 3rd Sec | Elementary School:   |                              |
| Section/Lot Number: | /236                         | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 32,539                       | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.75                         | High School:         |                              |
| Usable Acres:       |                              | Type:                | Single Lot                   |
| # of Lots:          |                              | Lot Info:            |                              |
| Divisible:          | No                           | Zoning:              | Residential                  |
|                     |                              | \$/Acre:             | \$66,665.00                  |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable           | Development Status:      | Not Applicable |
| Facilities near Site: | Electric, Gas, Water     | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near     | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Concrete       |
| Soil Type:            | Not Applic               | Road Access:             | Access Rd      |
| Soil Test:            |                          | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Hilly, Sloping, Wooded   | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

**Tax/HOA**

|                                |                          |                      |  |
|--------------------------------|--------------------------|----------------------|--|
| Tax ID:                        | 550911370023000020       | Insurance Expense:   |  |
| Semi Tax:                      | \$231.00                 | Possible Financing:  |  |
| Tax Year Due:                  | 2024                     | Existing Lease:      |  |
| Tax Exempt:                    |                          | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                       | Remaining Term:      |  |
| Association:                   | Yes                      | Proposed Lease:      |  |
| Mgmt Co.:                      | H & H Management         | Proposed Term:       |  |
| Mgmt Phone:                    | (317) 272-5688           | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee            |                      |  |
| Fee Amount:                    | \$1,275                  |                      |  |
| Fee Paid:                      | Annually                 |                      |  |
| Fee Includes:                  |                          |                      |  |
| HOA Disclosure:                | Covenants & Restrictions |                      |  |
| Amenities:                     |                          |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 05/22/2025              | Disclosures:           |            |
| Entered:           | 05/22/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 08/22/2025              |                        |            |
| List Office:       | CENTURY 21 Scheetz      |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Sunnyslope East Dr, Martinsville, IN 46151

\$50,000



|                   |                  |                   |            |               |
|-------------------|------------------|-------------------|------------|---------------|
| Active            |                  | Residential Land  | 0.78 Acres | Morgan County |
| Listing ID:       | 22044789         | List Price:       | \$50,000   |               |
| Property Type:    | Land             | Orig. List Price: | \$50,000   |               |
| Subtype:          | Residential Land | List Date:        | 06/12/2025 |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 149/149    |               |
| Subdivision:      | Painted Hills    | County:           | Morgan     |               |

Directions

GPS Friendly

Public Remarks

Embark on a journey to your dream home nestled in the woods of Painted Hills, an exclusive lake community where every day feels like a retreat. This buildable lot is more than just land; it's an invitation to a lifestyle of luxury & leisure. This private lake community is just outside of Martinsville & members enjoy 2 fully stocked lakes & plenty of room for water sports. Located only 30 min from Indianapolis & Bloomington & minutes from Indiana's only Winery, Distillery & Brewery in one location, Cedar Creek, you can enjoy Outdoor Concerts, hit the Cigar Bar, or Shop at the Local Boutique. The HOA requires a 1,500+ sq ft home with a 2 car garage & does not allow anything pre-manufactured. Dues are \$713/year Due May 1st BEFORE HOUSE & \$950/year once a residence has been established. All lot owners enjoy the same amenities as home owners & only pay their dues per owner, not per lot. There are No Airbnb or Temporary Rentals Allowed in Painted Hills so this exclusive community offers an unmatched lifestyle. Indulge in the community's private restaurant & bar, swimming pool, or enjoy the tennis, basketball, pickleball & volleyball courts. Enjoy the sandy beach, playground, dog park & the convenience of Boat & RV Storage. You won't want to miss the community's year round events like Breakfast with Santa, Easter Egg Hunts, Trunk or Treating, a Private Fourth of July Firework Show & More. All Utilities are at the street with REMC Fiber & Painted Hills Water. While septic is required & will influence your building & driveway plans, there's no rush-the HOA allows you to develop your lot at your own pace. Offering Bussing & Dual School Systems to both MSD of Martinsville & Indian Creek, this isn't just a lot; it's a ticket to a year-round celebration of life's finest moments. Embrace the joy, embrace the luxury, & embrace the community that offers it all. Your family deserves nothing less!

Listing Details

|                     |                                       |                      |                                            |
|---------------------|---------------------------------------|----------------------|--------------------------------------------|
| Area:               | 5511 - Morgan - Jackson               | School Dist:         | Nineveh-Hensley-Jackson United             |
| Legal Desc:         | Lot 617 Painted Hills Subdivision 7th | Elementary School:   | Indian Creek Elementary School             |
| Section/Lot Number: | /617                                  | Intermediate School: | Indian Creek Intermediate School           |
| Lot Size (SqFt):    | 17,947                                | Middle School:       | Indian Creek Middle School                 |
| # of Acres:         | 0.78                                  | High School:         | Indian Creek Sr High School                |
| Usable Acres:       |                                       | Type:                | Not Applic                                 |
| # of Lots:          | 2                                     | Lot Info:            | Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | Yes                                   | Zoning:              | single Family                              |
|                     |                                       | \$/Acre:             | \$64,103.00                                |

Property Overview

|                       |                          |
|-----------------------|--------------------------|
| Current Use:          |                          |
| Proposed Use:         |                          |
| Facilities on Site:   | Other                    |
| Facilities near Site: | Electric, Water          |
| Water:                | No Water Source          |
| Sewer:                | Septic Required          |
| Utilities:            |                          |
| Solid Waste:          | No                       |
| Soil Type:            | Not Applic               |
| Soil Test:            |                          |
| Topography:           | Wooded                   |
| Documents Available:  | Covenants & Restrictions |

|                          |             |
|--------------------------|-------------|
| Buildings:               | No Building |
| Options:                 | Not Applic  |
| Development Status:      | No Status   |
| Traffic Count:           |             |
| Traffic Year:            |             |
| Public Transportation:   |             |
| Rail:                    |             |
| Road Surface Type:       | Asphalt     |
| Road Access:             | Not Applic  |
| Road Frontage Type:      | County Road |
| Web Link:                |             |
| Association Website URL: |             |

**Tax/HOA**

|                                |                                                                                               |
|--------------------------------|-----------------------------------------------------------------------------------------------|
| Tax ID:                        | 551408365009000012                                                                            |
| MultiTax ID:                   | 55-14-08-365-008.000-012                                                                      |
| Semi Tax:                      | \$11.00                                                                                       |
| Tax Year Due:                  | 2024                                                                                          |
| Tax Exempt:                    | None                                                                                          |
| Low Maintenance Lifestyle Y/N: | No                                                                                            |
| Association:                   | Yes                                                                                           |
| Mgmt Co.:                      | Painted Hills                                                                                 |
| Mgmt Phone:                    | (765) 342-6409                                                                                |
| Fee Includes:                  | Mandatory Fee                                                                                 |
| Fee Amount:                    | \$713                                                                                         |
| Fee Paid:                      | Annually                                                                                      |
| Fee Includes:                  | Entrance Common, Maintenance Common Area, Park Playground, Pickleball Court, Security, Tennis |
| HOA Disclosure:                | Covenants & Restrictions, Rules & Regulations                                                 |
| Amenities:                     | Park, Playground, Maintenance, Pickleball Court, Security, Tennis Court(s)                    |

|                      |           |
|----------------------|-----------|
| Insurance Expense:   |           |
| Possible Financing:  | Cash Only |
| 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:      | 06/12/2025              |
| Entered:           | 06/12/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 06/12/2025              |
| List Office:       | The Modglin Group       |

|                        |                |
|------------------------|----------------|
| Possible Financing:    | Cash Only      |
| Inspection Warranties: | Other          |
| Disclosures:           |                |
| Other Disclosures:     | Not Applicable |
| Possession:            | Negotiable     |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM



0 E Cunningham St, Martinsville, IN 46151

\$50,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.44 Acres        | Morgan County |
| Listing ID:       | 21973837         | List Price:       | \$50,000      |
| Property Type:    | Land             | Orig. List Price: | \$50,000      |
| Subtype:          | Residential Land | List Date:        | 04/17/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 541/541       |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Tired of not finding the perfect house? Then it's time to build! We will walk you through step by step on how to find the right designers, architects, and builder. Building your home allows you to select the style, look, and colors of your home. Customizing your home is a fantastic way to get exactly what you want and not settle for anything less. City lots are hard to find. Don't miss this opportunity!

Listing Details

|                     |                                                       |                      |                                            |
|---------------------|-------------------------------------------------------|----------------------|--------------------------------------------|
| Area:               | 5512 - Morgan - Washington                            | School Dist:         | MSD Martinsville Schools                   |
| Legal Desc:         | Lot 35 Cunningham 4th Addn Lot 36 Cunningham 4th Addn | Elementary School:   | Charles L Smith Fine Arts Academy          |
| Section/Lot Number: | /35,36                                                | Intermediate School: | Bell Intermediate Academy                  |
| Lot Size (SqFt):    | 18,992                                                | Middle School:       | John R. Wooden Middle School               |
| # of Acres:         | 0.44                                                  | High School:         | Martinsville High School                   |
| Usable Acres:       |                                                       | Type:                | See Remarks                                |
| # of Lots:          |                                                       | Lot Info:            | City Lot, Not In Subdivision, Trees Mature |
| Divisible:          | Yes                                                   | Zoning:              | RES                                        |
|                     |                                                       | \$/Acre:             | \$113,636.00                               |

Property Overview

|                       |                                |                          |                |
|-----------------------|--------------------------------|--------------------------|----------------|
| Current Use:          |                                | Buildings:               | Not Applicable |
| Proposed Use:         |                                | Options:                 | Other          |
| Facilities on Site:   | See Remarks                    | Development Status:      | See Remarks    |
| Facilities near Site: | Cable, Electric, Water & Sewer | Traffic Count:           |                |
| Water:                | Municipal Water Connected      | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near           | Public Transportation:   |                |
| Utilities:            |                                | Rail:                    |                |
| Solid Waste:          | Yes                            | Road Surface Type:       | See Remarks    |
| Soil Type:            | Not Applic                     | Road Access:             | See Remarks    |
| Soil Test:            |                                | Road Frontage Type:      | See Remarks    |
| Topography:           | Other                          | Web Link:                |                |
| Documents Available:  | Aerial Photo                   | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550933417003000021 | Insurance Expense:   |  |
| Semi Tax:                      | \$252.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

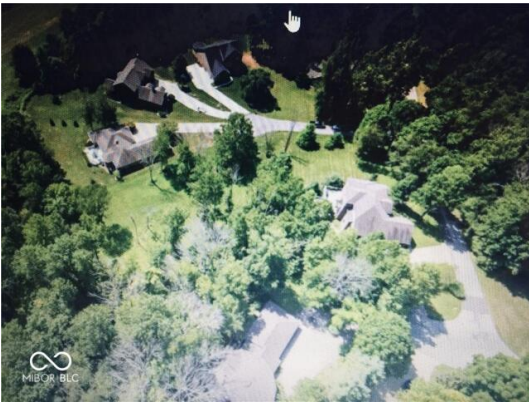
Contact & Contract Information

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 04/17/2024                   | Disclosures:           |            |
| Entered:           | 04/18/2024                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 08/15/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |



2749 Grey Fox Dr, Martinsville, IN 46151

\$50,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.51 Acres        | Morgan County |
| Listing ID:       | 21993139         | List Price:       | \$50,000      |
| Property Type:    | Land             | Orig. List Price: | \$50,000      |
| Subtype:          | Residential Land | List Date:        | 07/29/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 461/461       |
| Subdivision:      | Foxcliff South   | County:           | Morgan        |

Directions

Foxcliff Estates South is 4 mile north of Martinsville off Hwy I-69. Hendersson Ford Rd is North of development. Exit south at HF Rd; then west onto Egbert Rd; then west onto Maple Turn Rd. toward Foxcliff

Public Remarks

Golf course site, new proposed build by predominate Foxcliff builder (from 1972 to date). Considered the "best golf build site" on course; mature trees, water view, level, s/e back exposure toward winter sun & # 14 green. All utilities on site. Sewer via gravity to east cul-de-sac. Buy site and select your own builder. Or, see proposed plan on BLC 21585984. Dues paid through 2025. Plan is adaptable: upper sq. footage storage may be beds/bonus. Garage with kink becomes 3 car. Raise elevation 4 ft to add poured concrete basement. Current site placement is to back east side of lot 960. Pull build forward to front road set back to allow greater back/east yard exposure for patios, pool, yard scape. Culvert on site for creek crossing to golf course (sized to # of cubic ft/per minute based on pond overflow). Estimated tree loss for build at 13; mostly sycamore. Area west; across access road is HOA common area below pond. Jim Vandembark built home on adjacent site to south (other side of pond drainage swale)

Listing Details

|                     |                                   |                      |                              |
|---------------------|-----------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington        | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 960 Foxcliff Est South Sec 38 | Elementary School:   | Centerton Elementary School  |
| Section/Lot Number: | 38/960                            | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 22,085                            | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.51                              | High School:         | Martinsville High School     |
| Usable Acres:       |                                   | Type:                | Single Lot                   |
| # of Lots:          | 1                                 | Lot Info:            | On Golf Course               |
| Divisible:          | No                                | Zoning:              | R                            |
|                     |                                   | \$/Acre:             | \$98,039.00                  |

Property Overview



|                                                           |                          |                                    |
|-----------------------------------------------------------|--------------------------|------------------------------------|
| Current Use:                                              | Buildings:               | Not Applicable                     |
| Proposed Use:                                             | Options:                 | Sell Entity                        |
| Facilities on Site:Electric, Gas, Sewer, Telephone, Water | Development Status:      | Easements, Plat Recorded, Surveyed |
| Facilities near Site:Cable                                | Traffic Count:           |                                    |
| Water:Community Water                                     | Traffic Year:            |                                    |
| Sewer:Fees Tap                                            | Public Transportation:   |                                    |
| Utilities:                                                | Rail:                    |                                    |
| Solid Waste:No                                            | Road Surface Type:       | Asphalt                            |
| Soil Type:Clay                                            | Road Access:             | Frontage Road                      |
| Soil Test:                                                | Road Frontage Type:      | Private Rd                         |
| Topography:Sloping, Wooded, See Remarks                   | Web Link:                |                                    |
| Documents Available:Covenants & Restrictions              | Association Website URL: |                                    |

Tax/HOA

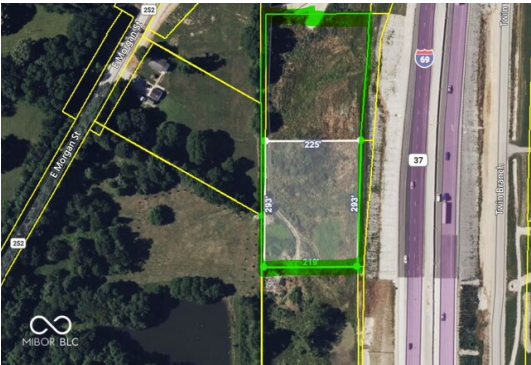
|                                         |                      |                       |
|-----------------------------------------|----------------------|-----------------------|
| Tax ID:550923185003000020               | Insurance Expense:   |                       |
| Semi Tax:\$136.00                       | Possible Financing:  | Conventional, FHA, VA |
| Tax Year Due:2025                       | Existing Lease:      |                       |
| Tax Exempt:None                         | Existing Lease Type: |                       |
| Low Maintenance Lifestyle Y/N:Yes       | Remaining Term:      |                       |
| Association:Yes                         | Proposed Lease:      |                       |
| Mgmt Co.:www.FoxcliffSouth.com          | Proposed Term:       |                       |
| Mgmt Phone:(765) 349-9744               | Land Lease:          | No                    |
| Fee Includes:Mandatory Fee              |                      |                       |
| Fee Amount:\$875                        |                      |                       |
| Fee Paid:Annually                       |                      |                       |
| Fee Includes:                           |                      |                       |
| HOA Disclosure:Covenants & Restrictions |                      |                       |
| Amenities:                              |                      |                       |

Contact & Contract Information

|                                    |                        |                                                      |
|------------------------------------|------------------------|------------------------------------------------------|
| List Type:Exclusive Right to Sell  | Possible Financing:    | Conventional, FHA, VA                                |
| Listing Terms:                     | Inspection Warranties: | Warranty Builders                                    |
| Listing Date:07/29/2024            | Disclosures:           |                                                      |
| Entered:07/29/2024                 | Other Disclosures:     | Broker Owned, Sales Disclosure Not Required, Tap Fee |
| Temp Off Mkt Date:                 | Possession:            | Negotiable                                           |
| Withdrawn Date:                    |                        |                                                      |
| Last Change Date:04/07/2025        |                        |                                                      |
| List Office:Vandenbark Real Estate |                        |                                                      |

0 Morgan East St, Martinsville, IN 46151

\$52,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.79 Acres        | Morgan County |
| Listing ID:       | 21957097         | List Price:       | \$52,000      |
| Property Type:    | Land             | Orig. List Price: | \$40,000      |
| Subtype:          | Residential Land | List Date:        | 12/18/2023    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 679/679       |
| Subdivision:      | Hadley Highlands | County:           | Morgan        |

Directions

From 44 in Martinsville, head north to 3309 E Morgan and then continue north 2 more driveways to an entrance that will allow you access to these 2 lots that are along the highway. They are directly behind 3309

Public Remarks

2.79 Rolling acres of Martinsville land right along SR 37 zoned residential that could possibly be flexible space for other opportunities. These two lots are also being listed separately.

Listing Details

|                     |                              |                      |                              |
|---------------------|------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington   | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | S26 T12 R1e Pt Sw Se 1.373 A | Elementary School:   |                              |
| Section/Lot Number: | /0                           | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 121,881                      | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 2.79                         | High School:         |                              |
| Usable Acres:       |                              | Type:                | Other                        |
| # of Lots:          |                              | Lot Info:            |                              |
| Divisible:          | No                           | Zoning:              | Residential                  |
|                     |                              | \$/Acre:             | \$18,638.00                  |

Property Overview

|                       |                |                          |                |
|-----------------------|----------------|--------------------------|----------------|
| Current Use:          |                | Buildings:               | Not Applicable |
| Proposed Use:         |                | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable | Development Status:      | No Status      |
| Facilities near Site: | See Remarks    | Traffic Count:           |                |
| Water:                |                | Traffic Year:            |                |
| Sewer:                | See Remarks    | Public Transportation:   |                |
| Utilities:            |                | Rail:                    |                |
| Solid Waste:          | No             | Road Surface Type:       | See Remarks    |
| Soil Type:            | Not Applic     | Road Access:             | Access Rd      |
| Soil Test:            |                | Road Frontage Type:      | Not Applic     |
| Topography:           | Not Applic     | Web Link:                |                |
| Documents Available:  | None           | Association Website URL: |                |

Tax/HOA

|                                |                              |                      |          |
|--------------------------------|------------------------------|----------------------|----------|
| Tax ID:                        | 550926400014000020           | Insurance Expense:   |          |
| MultiTax ID:                   | S26 T12 R1e Pt Sw Se 1.579 A | Possible Financing:  | Contract |
| Semi Tax:                      | \$431.00                     | Existing Lease:      |          |
| Tax Year Due:                  | 2022                         | Existing Lease Type: |          |
| Tax Exempt:                    | None                         | Remaining Term:      |          |
| Low Maintenance Lifestyle Y/N: |                              | Proposed Lease:      |          |
| Association:                   | No                           | Proposed Term:       |          |
| Mgmt Co.:                      |                              | Land Lease:          |          |
| Mgmt Phone:                    |                              |                      |          |
| Fee Includes:                  |                              |                      |          |
| Fee Amount:                    |                              |                      |          |
| Fee Paid:                      |                              |                      |          |
| Fee Includes:                  |                              |                      |          |
| HOA Disclosure:                |                              |                      |          |
| Amenities:                     |                              |                      |          |

Contact & Contract Information

|                    |                             |                        |                   |
|--------------------|-----------------------------|------------------------|-------------------|
| List Type:         | Exclusive Right to Sell     | Possible Financing:    | Contract          |
| Listing Terms:     |                             | Inspection Warranties: | See Remarks       |
| Listing Date:      | 12/18/2023                  | Disclosures:           |                   |
| Entered:           | 12/18/2023                  | Other Disclosures:     | Broker Owned      |
| Temp Off Mkt Date: |                             | Possession:            | Other/See Remarks |
| Withdrawn Date:    |                             |                        |                   |
| Last Change Date:  | 11/04/2025                  |                        |                   |
| List Office:       | Wynkoop Brokerage Firm, LLC |                        |                   |

9113 E Gayle Dr, Morgantown, IN 46160

\$52,575



|                   |  |                  |                            |
|-------------------|--|------------------|----------------------------|
| <b>Active</b>     |  |                  |                            |
| Residential Land  |  | 0.93 Acres       | Morgan County              |
| Listing ID:       |  | 21849423         | List Price: \$52,575       |
| Property Type:    |  | Land             | Orig. List Price: \$52,575 |
| Subtype:          |  | Residential Land | List Date: 04/16/2022      |
| Transaction Type: |  | For Sale         | DOM/CDOM: 1302/1302        |
| Subdivision:      |  | St John Commons  | County: Morgan             |

Directions

ST JOHN COMMONS IS LOCATED JUST NORTH OF MORGANTOWN INDIANA

Public Remarks

BEAUTIFUL COUNTRY LOCATION TO BUILD YOUR DREAM HOME. BRING YOUR OWN BUILDER, SIT BACK, AND ENJOY!. JUST ENOUGH ACREAGE TO ENJOY THE COUNTRY, BUT NOT TOO MUCH TO BE A FULL TIME JOB MAINTAINING. LOT INCLUDES ACCESS TO A BEAUTIFUL 15-16 ACRE PRIVATE LAKE SHARED IN THE MIDDLE OF A QUIET SERENE SUBDIVISION. EASY ACCESS TO INDY, BLOOMINGTON, OR COLUMBUS. FULLY WOODED LOT

Listing Details

|                     |                                   |                      |                                |
|---------------------|-----------------------------------|----------------------|--------------------------------|
| Area:               | 5511 - Morgan - Jackson           | School Dist:         | Nineveh-Hensley-Jackson United |
| Legal Desc:         | LOT 29 ST JOHN COMMONS; (0.933 A) | Elementary School:   |                                |
| Section/Lot Number: | /29                               | Intermediate School: |                                |
| Lot Size (SqFt):    | 41,818                            | Middle School:       |                                |
| # of Acres:         | 0.93                              | High School:         |                                |
| Usable Acres:       |                                   | Type:                | See Remarks                    |
| # of Lots:          |                                   | Lot Info:            |                                |
| Divisible:          |                                   | Zoning:              | RESIDENTIAL                    |
|                     |                                   | \$/Acre:             | \$56,350.00                    |

Property Overview

|                       |                          |                          |                         |
|-----------------------|--------------------------|--------------------------|-------------------------|
| Current Use:          |                          | Buildings:               |                         |
| Proposed Use:         |                          | Options:                 | Not Applic              |
| Facilities on Site:   | Electric, Gas, Water     | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Water     | Traffic Count:           |                         |
| Water:                |                          | Traffic Year:            |                         |
| Sewer:                | Septic Required          | Public Transportation:   |                         |
| Utilities:            |                          | Rail:                    |                         |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt                 |
| Soil Type:            |                          | Road Access:             |                         |
| Soil Test:            |                          | Road Frontage Type:      | Private Rd              |
| Topography:           | Wooded                   | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                         |

Tax/HOA

|                                |                                                 |                      |  |
|--------------------------------|-------------------------------------------------|----------------------|--|
| Tax ID:                        | 551413420018000012                              | Insurance Expense:   |  |
| Semi Tax:                      | \$6.00                                          | Possible Financing:  |  |
| Tax Year Due:                  | 2020                                            | Existing Lease:      |  |
| Tax Exempt:                    | None                                            | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                                                 | Remaining Term:      |  |
| Association:                   |                                                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                                                 | Proposed Term:       |  |
| Mgmt Phone:                    | (000) 000-0000                                  | Land Lease:          |  |
| Fee Includes:                  |                                                 |                      |  |
| Fee Amount:                    | \$500                                           |                      |  |
| Fee Paid:                      | Annually                                        |                      |  |
| Fee Includes:                  | Entrance Common, Maintenance Common Area, Other |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                        |                      |  |
| Amenities:                     |                                                 |                      |  |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 04/16/2022              | Disclosures:           |                |
| Entered:           | 04/16/2022              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 04/16/2023              |                        |                |
| List Office:       | Chief Realty            |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

899/900 L Southampton Dr, Martinsville, IN 46151

\$55,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 0.84 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22052229         |  | List Price:       |  | \$55,000      |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$55,000      |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 07/22/2025    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 67/67         |  |
| Subdivision:      |  | Foxcliff         |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Build your dream home on two cleared, level lots totaling .84 acres in desirable Foxcliff Estates South. Backing up to the golf course, this beautiful homesite offers a peaceful, scenic setting with access to community amenities including pool, clubhouse, and tennis courts. Ready for your custom build in a quiet, established neighborhood!

Listing Details

|                     |  |                                       |  |                      |  |                              |  |
|---------------------|--|---------------------------------------|--|----------------------|--|------------------------------|--|
| Area:               |  | 5512 - Morgan - Washington            |  | School Dist:         |  | MSD Martinsville Schools     |  |
| Legal Desc:         |  | LOT 899 FOXCLIFF EST SOUTH SEC XXXVII |  | Elementary School:   |  |                              |  |
| Section/Lot Number: |  | /899                                  |  | Intermediate School: |  | Bell Intermediate Academy    |  |
| Lot Size (SqFt):    |  | 36,373                                |  | Middle School:       |  | John R. Wooden Middle School |  |
| # of Acres:         |  | 0.84                                  |  | High School:         |  | Martinsville High School     |  |
| Usable Acres:       |  |                                       |  | Type:                |  | Undeveloped                  |  |
| # of Lots:          |  | 2                                     |  | Lot Info:            |  | Rural In Subdivision         |  |
| Divisible:          |  | No                                    |  | Zoning:              |  | RESIDENTIAL                  |  |
|                     |  |                                       |  | \$/Acre:             |  | \$65,476.00                  |  |

Property Overview

|                       |  |                                      |  |                          |  |
|-----------------------|--|--------------------------------------|--|--------------------------|--|
| Current Use:          |  | Buildings:                           |  | Not Applicable           |  |
| Proposed Use:         |  | Options:                             |  | Other                    |  |
| Facilities on Site:   |  | Cable, Gas, Water & Sewer            |  | Development Status:      |  |
| Facilities near Site: |  | Cable, Gas, Telephone, Water & Sewer |  | Plat Recorded            |  |
| Water:                |  |                                      |  | Traffic Count:           |  |
| Sewer:                |  | Municipal Sewer Near                 |  | Traffic Year:            |  |
| Utilities:            |  |                                      |  | Public Transportation:   |  |
| Solid Waste:          |  | Yes                                  |  | Rail:                    |  |
| Soil Type:            |  | Clay                                 |  | Road Surface Type:       |  |
| Soil Test:            |  |                                      |  | Asphalt                  |  |
| Topography:           |  | Varied, Wooded                       |  | Road Access:             |  |
| Documents Available:  |  | Covenants & Restrictions             |  | Frontage Road            |  |
|                       |  |                                      |  | Road Frontage Type:      |  |
|                       |  |                                      |  | Private Rd               |  |
|                       |  |                                      |  | Web Link:                |  |
|                       |  |                                      |  | Association Website URL: |  |

Tax/HOA

|                                |                                                              |                      |  |
|--------------------------------|--------------------------------------------------------------|----------------------|--|
| Tax ID:                        | 550914390003000020                                           | Insurance Expense:   |  |
| MultiTax ID:                   | LOT 900 FOXCLIFF EST SOUTH SEC XXXVII                        | Possible Financing:  |  |
| Semi Tax:                      | \$906.00                                                     | Existing Lease:      |  |
| Tax Year Due:                  | 2024                                                         | Existing Lease Type: |  |
| Tax Exempt:                    |                                                              | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                                              | Proposed Lease:      |  |
| Association:                   | Yes                                                          | Proposed Term:       |  |
| Mgmt Co.:                      |                                                              | Land Lease:          |  |
| Mgmt Phone:                    |                                                              |                      |  |
| Fee Includes:                  | Mandatory Fee                                                |                      |  |
| Fee Amount:                    | \$850                                                        |                      |  |
| Fee Paid:                      | Annually                                                     |                      |  |
| Fee Includes:                  | Insurance Common Area, Maintenance Common Area, Snow Removal |                      |  |
| HOA Disclosure:                |                                                              |                      |  |
| Amenities:                     | Insurance, Maintenance, Snow Removal                         |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/22/2025              | Disclosures:           |            |
| Entered:           | 07/24/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 09/20/2025              |                        |            |
| List Office:       | The Modglin Group       |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

2634 S Oscar Ct, Morgantown, IN 46160

\$56,568



|                   |  |                  |                            |
|-------------------|--|------------------|----------------------------|
| <b>Active</b>     |  |                  |                            |
| Residential Land  |  | 0.96 Acres       | Morgan County              |
| Listing ID:       |  | 21849420         | List Price: \$56,568       |
| Property Type:    |  | Land             | Orig. List Price: \$56,568 |
| Subtype:          |  | Residential Land | List Date: 04/16/2022      |
| Transaction Type: |  | For Sale         | DOM/CDOM: 1172/1172        |
| Subdivision:      |  | St John Commons  | County: Morgan             |

Directions

ST JOHN COMMONS IS LOCATED JUST NORTH OF MORGANTOWN INDIANA

Public Remarks

BEAUTIFUL COUNTRY LOCATION TO BUILD YOUR DREAM HOME. BRING YOUR OWN BUILDER, SIT BACK, AND ENJOY!. JUST ENOUGH ACREAGE TO ENJOY THE COUNTRY, BUT NOT TOO MUCH TO BE A FULL TIME JOB MAINTAINING. LOT INCLUDES ACCESS TO A BEAUTIFUL 15-16 ACRE PRIVATE LAKE SHARED IN THE MIDDLE OF A QUIET SERENE SUBDIVISION. EASY ACCESS TO INDY, BLOOMINGTON, OR COLUMBUS. FULLY WOODED

Listing Details

|                     |                                  |                      |                                |
|---------------------|----------------------------------|----------------------|--------------------------------|
| Area:               | 5511 - Morgan - Jackson          | School Dist:         | Nineveh-Hensley-Jackson United |
| Legal Desc:         | LOT 28 ST JOHN COMMONS; (0.96 A) | Elementary School:   |                                |
| Section/Lot Number: | /28                              | Intermediate School: |                                |
| Lot Size (SqFt):    | 44,736                           | Middle School:       |                                |
| # of Acres:         | 0.96                             | High School:         |                                |
| Usable Acres:       |                                  | Type:                | See Remarks                    |
| # of Lots:          |                                  | Lot Info:            |                                |
| Divisible:          |                                  | Zoning:              | RESIDENTIAL                    |
|                     |                                  | \$/Acre:             | \$58,925.00                    |

Property Overview

|                       |                          |                          |                         |
|-----------------------|--------------------------|--------------------------|-------------------------|
| Current Use:          |                          | Buildings:               |                         |
| Proposed Use:         |                          | Options:                 | Not Applic              |
| Facilities on Site:   | Electric, Gas, Water     | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Water     | Traffic Count:           |                         |
| Water:                |                          | Traffic Year:            |                         |
| Sewer:                | Septic Required          | Public Transportation:   |                         |
| Utilities:            |                          | Rail:                    |                         |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt                 |
| Soil Type:            |                          | Road Access:             |                         |
| Soil Test:            |                          | Road Frontage Type:      | Private Rd              |
| Topography:           | Wooded                   | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                         |



Tax/HOA

|                                |                                                 |                      |  |
|--------------------------------|-------------------------------------------------|----------------------|--|
| Tax ID:                        | 551413420019000012                              | Insurance Expense:   |  |
| Semi Tax:                      | \$6.00                                          | Possible Financing:  |  |
| Tax Year Due:                  | 2020                                            | Existing Lease:      |  |
| Tax Exempt:                    | None                                            | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                                                 | Remaining Term:      |  |
| Association:                   |                                                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                                                 | Proposed Term:       |  |
| Mgmt Phone:                    | (000) 000-0000                                  | Land Lease:          |  |
| Fee Includes:                  |                                                 |                      |  |
| Fee Amount:                    | \$500                                           |                      |  |
| Fee Paid:                      | Annually                                        |                      |  |
| Fee Includes:                  | Entrance Common, Maintenance Common Area, Other |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                        |                      |  |
| Amenities:                     |                                                 |                      |  |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 04/16/2022              | Disclosures:           |                |
| Entered:           | 04/16/2022              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 03/11/2024              |                        |                |
| List Office:       | Chief Realty            |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

2679 S Gayle Dr, Morgantown, IN 46160

\$57,112



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| <b>Active</b>     |                  |                   |               |
| Residential Land  |                  | 1.51 Acres        | Morgan County |
| Listing ID:       | 21849419         | List Price:       | \$57,112      |
| Property Type:    | Land             | Orig. List Price: | \$57,112      |
| Subtype:          | Residential Land | List Date:        | 04/16/2022    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 1302/1302     |
| Subdivision:      | St John Commons  | County:           | Morgan        |

Directions

ST JOHN COMMONS IS LOCATED JUST NORTH OF MORGANTOWN INDIANA

Public Remarks

BEAUTIFUL COUNTRY LOCATION TO BUILD YOUR DREAM HOME. BRING YOUR OWN BUILDER, SIT BACK, AND ENJOY!. JUST ENOUGH ACREAGE TO ENJOY THE COUNTRY, BUT NOT TOO MUCH TO BE A FULL TIME JOB MAINTAINING. LOT INCLUDES ACCESS TO A BEAUTIFUL 15-16 ACRE PRIVATE LAKE SHARED IN THE MIDDLE OF A QUIET SERENE SUBDIVISION. EASY ACCESS TO INDY, BLOOMINGTON, OR COLUMBUS. FULLY WOODED LOT

Listing Details

|                     |                                   |                      |                                |
|---------------------|-----------------------------------|----------------------|--------------------------------|
| Area:               | 5511 - Morgan - Jackson           | School Dist:         | Nineveh-Hensley-Jackson United |
| Legal Desc:         | LOT 13 ST JOHN COMMONS; (1.513 A) | Elementary School:   |                                |
| Section/Lot Number: | /13                               | Intermediate School: |                                |
| Lot Size (SqFt):    | 65,906                            | Middle School:       |                                |
| # of Acres:         | 1.51                              | High School:         |                                |
| Usable Acres:       |                                   | Type:                | See Remarks                    |
| # of Lots:          |                                   | Lot Info:            |                                |
| Divisible:          |                                   | Zoning:              | RESIDENTIAL                    |
|                     |                                   | \$/Acre:             | \$37,748.00                    |

Property Overview

|                       |                          |                          |                         |
|-----------------------|--------------------------|--------------------------|-------------------------|
| Current Use:          |                          | Buildings:               |                         |
| Proposed Use:         |                          | Options:                 | Not Applic              |
| Facilities on Site:   | Electric, Gas, Water     | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Water     | Traffic Count:           |                         |
| Water:                |                          | Traffic Year:            |                         |
| Sewer:                | Septic Required          | Public Transportation:   |                         |
| Utilities:            |                          | Rail:                    |                         |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt                 |
| Soil Type:            |                          | Road Access:             |                         |
| Soil Test:            |                          | Road Frontage Type:      | Private Rd              |
| Topography:           | Wooded                   | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                         |

Tax/HOA

|                                |                                                 |                      |  |
|--------------------------------|-------------------------------------------------|----------------------|--|
| Tax ID:                        | 551413435005000012                              | Insurance Expense:   |  |
| Semi Tax:                      | \$10.00                                         | Possible Financing:  |  |
| Tax Year Due:                  | 2020                                            | Existing Lease:      |  |
| Tax Exempt:                    | None                                            | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                                                 | Remaining Term:      |  |
| Association:                   |                                                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                                                 | Proposed Term:       |  |
| Mgmt Phone:                    | (000) 000-0000                                  | Land Lease:          |  |
| Fee Includes:                  |                                                 |                      |  |
| Fee Amount:                    | \$500                                           |                      |  |
| Fee Paid:                      | Annually                                        |                      |  |
| Fee Includes:                  | Entrance Common, Maintenance Common Area, Other |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                        |                      |  |
| Amenities:                     |                                                 |                      |  |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 04/16/2022              | Disclosures:           |                |
| Entered:           | 04/16/2022              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 04/16/2023              |                        |                |
| List Office:       | Chief Realty            |                        |                |

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0 S Cove Rd, Martinsville, IN 46151

\$58,000



|        |                  |            |               |
|--------|------------------|------------|---------------|
| Active | Residential Land | 0.40 Acres | Morgan County |
|--------|------------------|------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22048618         | List Price:       | \$58,000   |
| Property Type:    | Land             | Orig. List Price: | \$65,000   |
| Subtype:          | Residential Land | List Date:        | 07/02/2025 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 129/129    |
| Subdivision:      | Painted Hills    | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

LAKE LIFE! Discover the perfect blend of nature and recreation with this beautiful wooded lot in the sought-after Painted Hills community. Nestled among mature trees, this lot offers peaceful surroundings and coveted lake access to the scenic lakes. Enjoy resort-style amenities including a private beach, community pool, clubhouse with restaurant and bar, and sports courts- ideal for year-round living OR a weekend retreat. Build your lake dream home(with approval) and embrace everything lake life has to offer in beautiful Morgan County.

Listing Details

|                     |                                             |                      |                              |
|---------------------|---------------------------------------------|----------------------|------------------------------|
| Area:               | 5511 - Morgan - Jackson                     | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 142B Painted Hills Subdivision 2nd Sec. | Elementary School:   |                              |
| Section/Lot Number: | /142B                                       | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 17,293                                      | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.40                                        | High School:         |                              |
| Usable Acres:       |                                             | Type:                | See Remarks                  |
| # of Lots:          |                                             | Lot Info:            | Trees Mature, Wooded         |
| Divisible:          | No                                          | Zoning:              | residential                  |
|                     |                                             | \$/Acre:             | \$145,000.00                 |

Property Overview

|                       |                                       |                          |                |
|-----------------------|---------------------------------------|--------------------------|----------------|
| Current Use:          |                                       | Buildings:               | Not Applicable |
| Proposed Use:         |                                       | Options:                 | Not Applicable |
| Facilities on Site:   | Electric, Water                       | Development Status:      | Not Applicable |
| Facilities near Site: | See Remarks                           | Traffic Count:           |                |
| Water:                |                                       | Traffic Year:            |                |
| Sewer:                | Septic Required                       | Public Transportation:   |                |
| Utilities:            |                                       | Rail:                    |                |
| Solid Waste:          | No                                    | Road Surface Type:       | Asphalt        |
| Soil Type:            | See Remarks                           | Road Access:             | County Rd      |
| Soil Test:            |                                       | Road Frontage Type:      | County Road    |
| Topography:           | Wooded                                | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Soil | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551407442003000012 | Insurance Expense:   |  |
| Semi Tax:                      | \$109.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | Yes                | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee      |                      |  |
| Fee Amount:                    | \$713              |                      |  |
| Fee Paid:                      | Annually           |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/02/2025              | Disclosures:           |            |
| Entered:           | 07/03/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 08/19/2025              |                        |            |
| List Office:       | Your Home Team          |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Judy Dr, Martinsville, IN 46151

\$60,000



|        |                  |            |               |
|--------|------------------|------------|---------------|
| Active | Residential Land | 0.57 Acres | Morgan County |
|--------|------------------|------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22050462         | List Price:       | \$60,000   |
| Property Type:    | Land             | Orig. List Price: | \$60,000   |
| Subtype:          | Residential Land | List Date:        | 07/18/2025 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 113/113    |
| Subdivision:      | Burris           | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Desirable residential .57 acre lot in a great neighborhood. Easy access to Interstate 69 and minutes from town. Bring your builder and build your dream home. Subdivision is indicated as Burris Subdivision (Neighborhood known as Parkwood).

Listing Details

|                     |                            |                      |                          |
|---------------------|----------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot 3 Parkwood Estates     | Elementary School:   |                          |
| Section/Lot Number: | /3                         | Intermediate School: |                          |
| Lot Size (SqFt):    | 24,916                     | Middle School:       |                          |
| # of Acres:         | 0.57                       | High School:         |                          |
| Usable Acres:       |                            | Type:                | Single Lot               |
| # of Lots:          |                            | Lot Info:            |                          |
| Divisible:          | No                         | Zoning:              | Residential              |
|                     |                            | \$/Acre:             | \$104,895.00             |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable  | Development Status:      | Not Applicable |
| Facilities near Site: | Electric, Water | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic      | Road Access:             | Frontage Road  |
| Soil Test:            |                 | Road Frontage Type:      | City Street    |
| Topography:           | Not Applic      | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550935192003000020 | Insurance Expense:   |  |
| Semi Tax:                      | \$144.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

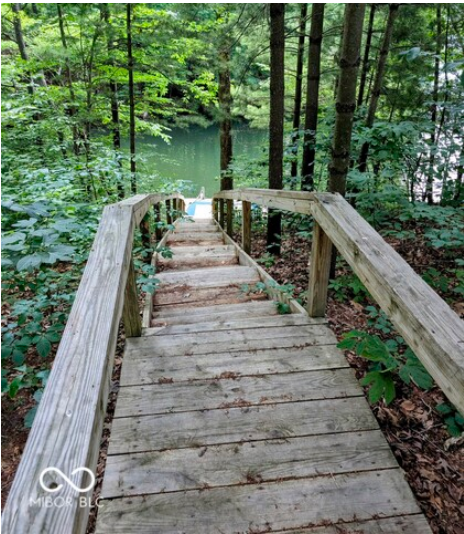
|                    |                                |                        |            |
|--------------------|--------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell        | Possible Financing:    |            |
| Listing Terms:     |                                | Inspection Warranties: |            |
| Listing Date:      | 07/18/2025                     | Disclosures:           |            |
| Entered:           | 07/18/2025                     | Other Disclosures:     |            |
| Temp Off Mkt Date: |                                | Possession:            | At Closing |
| Withdrawn Date:    |                                |                        |            |
| Last Change Date:  | 07/18/2025                     |                        |            |
| List Office:       | Central Indiana Town & Country |                        |            |

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0 S Cove Rd, Martinsville, IN 46151

\$73,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.53 Acres        | Morgan County |
| Listing ID:       | 22048617         | List Price:       | \$73,000      |
| Property Type:    | Land             | Orig. List Price: | \$80,000      |
| Subtype:          | Residential Land | List Date:        | 07/02/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 129/129       |
| Subdivision:      | Painted Hills    | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

LAKE LIFE! Discover the perfect blend of nature and recreation with this beautiful wooded lot in the sought-after Painted Hills community AND your own PRIVATE DOCK ON THE WATER! Nestled among mature trees, this lot offers peaceful surroundings and coveted lake access to the scenic lakes. Enjoy resort-style amenities including a private beach, community pool, clubhouse with restaurant and bar, and sports courts- ideal for year-round living OR a weekend retreat. Build your lake dream home(with approval) and embrace everything lake life has to offer in beautiful Morgan County.

Listing Details

|                     |                                        |                      |                              |
|---------------------|----------------------------------------|----------------------|------------------------------|
| Area:               | 5511 - Morgan - Jackson                | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 143B Painted Hills Subdivision 2nd | Elementary School:   |                              |
| Section/Lot Number: | /143B                                  | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 22,956                                 | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.53                                   | High School:         |                              |
| Usable Acres:       |                                        | Type:                | Single Lot                   |
| # of Lots:          |                                        | Lot Info:            |                              |
| Divisible:          | No                                     | Zoning:              | residential                  |
|                     |                                        | \$/Acre:             | \$137,736.00                 |

Property Overview



|                       |                                       |                          |                |
|-----------------------|---------------------------------------|--------------------------|----------------|
| Current Use:          |                                       | Buildings:               | Not Applicable |
| Proposed Use:         |                                       | Options:                 | Not Applicable |
| Facilities on Site:   | Electric, Water                       | Development Status:      | No Status      |
| Facilities near Site: | Cable                                 | Traffic Count:           |                |
| Water:                |                                       | Traffic Year:            |                |
| Sewer:                | Septic Required                       | Public Transportation:   |                |
| Utilities:            |                                       | Rail:                    |                |
| Solid Waste:          | No                                    | Road Surface Type:       | Asphalt        |
| Soil Type:            | See Remarks                           | Road Access:             | County Rd      |
| Soil Test:            |                                       | Road Frontage Type:      | City Street    |
| Topography:           | Wooded                                | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Soil | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551407442002000012 | Insurance Expense:   |  |
| Semi Tax:                      | \$12.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 07/02/2025              | Disclosures:           |            |
| Entered:           | 07/03/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 08/19/2025              |                        |            |
| List Office:       | Your Home Team          |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

3169 Kestrel Ct, Martinsville, IN 46151

\$74,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.26 Acres        | Morgan County |
| Listing ID:       | 22003157         | List Price:       | \$74,900      |
| Property Type:    | Land             | Orig. List Price: | \$74,900      |
| Subtype:          | Residential Land | List Date:        | 09/23/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 375/375       |
| Subdivision:      | Falcon Crest     | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Discover this beautiful, private lake community where you can build your dream home on 2+ acres! Bring your own builder and your own vision. Included with this great lot is access to a 23.5 acre, private neighborhood lake. This is the perfect place to call home! HOA fees cover lake treatment and road maintenance. Easy access to Bloomington or Indianapolis!

Listing Details

|                     |                                                                                                                                                                                              |                      |                          |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| Area:               | 5509 - Morgan - Jefferson                                                                                                                                                                    | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | Lot Number Nine (9) in Falcon Crest, a subdivision in Jefferson Township, as per plat thereof recorded in Deed Record 424, page 792 in the Office of the Recorder of Morgan County, Indiana. | Elementary School:   |                          |
|                     |                                                                                                                                                                                              | Intermediate School: |                          |
| Section/Lot Number: | /55-08-13-100-005.003-014                                                                                                                                                                    | Middle School:       |                          |
| Lot Size (SqFt):    | 98,445                                                                                                                                                                                       | High School:         |                          |
| # of Acres:         | 2.26                                                                                                                                                                                         | Type:                | Single Lot               |
| Usable Acres:       |                                                                                                                                                                                              | Lot Info:            |                          |
| # of Lots:          |                                                                                                                                                                                              | Zoning:              | Residential              |
| Divisible:          | No                                                                                                                                                                                           | \$/Acre:             | \$33,142.00              |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applic     |
| Facilities on Site:   | Electric        | Development Status:      | No Status      |
| Facilities near Site: | Not Applicable  | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic      | Road Access:             | Access Rd      |
| Soil Test:            |                 | Road Frontage Type:      | Private Rd     |
| Topography:           | Not Applic      | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550813100005003314 | Insurance Expense:   |  |
| Semi Tax:                      | \$226.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 09/23/2024              | Disclosures:           |            |
| Entered:           | 09/24/2024              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/03/2025              |                        |            |
| List Office:       | Your Realty Link, LLC   |                        |            |

3520 Morgan Oaks Ct, Martinsville, IN 46151

\$75,500



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| <div>Active</div> |  |                  |                   |
| Residential Land  |  | 6.20 Acres       | Morgan County     |
| Listing ID:       |  | 21893794         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | Corlett Ridge    | County:           |

Directions

From Big Hurricane Rd turn onto Hancock Ridge go just past Hunters Honey Farm onto Morgan Oaks Trail, when road forks stay to the left.

Public Remarks

This lot sits towards towards the southeast corner of the subdivision and is mostly wooded with multiple potential building sites. Septic will be required. Water, electricity are on site and internet is available through REMC.

Listing Details

|                     |                                            |                      |                                |
|---------------------|--------------------------------------------|----------------------|--------------------------------|
| Area:               | 5508 - Morgan - Ashland                    | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | LOT 16 CORLETT RIDGE SUBDIVISION (6.195 A) | Elementary School:   |                                |
| Section/Lot Number: | 17/16                                      | Intermediate School: |                                |
| Lot Size (SqFt):    | 269,854                                    | Middle School:       |                                |
| # of Acres:         | 6.20                                       | High School:         |                                |
| Usable Acres:       |                                            | Type:                | Single Lot                     |
| # of Lots:          |                                            | Lot Info:            |                                |
| Divisible:          | No                                         | Zoning:              | Res                            |
|                     |                                            | \$/Acre:             | \$12,187.00                    |

Property Overview

|                       |                                                    |                          |             |
|-----------------------|----------------------------------------------------|--------------------------|-------------|
| Current Use:          |                                                    | Buildings:               | No Building |
| Proposed Use:         |                                                    | Options:                 | Not Applic  |
| Facilities on Site:   | Electric, Telephone, Water                         | Development Status:      | Surveyed    |
| Facilities near Site: | Electric                                           | Traffic Count:           |             |
| Water:                |                                                    | Traffic Year:            |             |
| Sewer:                | Septic Required                                    | Public Transportation:   |             |
| Utilities:            |                                                    | Rail:                    |             |
| Solid Waste:          | No                                                 | Road Surface Type:       | Gravel      |
| Soil Type:            | Not Applic                                         | Road Access:             | Not Applic  |
| Soil Test:            |                                                    | Road Frontage Type:      | Private Rd  |
| Topography:           | Hilly, Level, Wooded                               | Web Link:                |             |
| Documents Available:  | Covenants, Covenants & Restrictions, Survey Staked | Association Website URL: |             |

Tax/HOA

|                                |                                       |
|--------------------------------|---------------------------------------|
| Tax ID:                        | 550817200003017002                    |
| Semi Tax:                      | \$48.00                               |
| Tax Year Due:                  | 2021                                  |
| Tax Exempt:                    | None                                  |
| Low Maintenance Lifestyle Y/N: |                                       |
| Association:                   | Yes                                   |
| Mgmt Co.:                      | Corlett Ridge HOA                     |
| Mgmt Phone:                    | (317) 836-0045                        |
| Fee Includes:                  | Mandatory Fee                         |
| Fee Amount:                    | \$100                                 |
| Fee Paid:                      | Annually                              |
| Fee Includes:                  | Association Home Owners, Snow Removal |
| HOA Disclosure:                | Covenants & Restrictions              |
| 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:     | Conventional            |
| Listing Date:      | 11/18/2022              |
| Entered:           | 11/18/2022              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 11/22/2024              |
| List Office:       | Bennett Realty          |

|                        |                        |
|------------------------|------------------------|
| Possible Financing:    | Conventional           |
| Inspection Warranties: | Not Applicable         |
| Disclosures:           |                        |
| Other Disclosures:     |                        |
| Possession:            | At Closing, Negotiable |

86 W Bunkerhill Rd, Mooresville, IN 46158-6806

\$79,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.26 Acres        | Morgan County |
| Listing ID:       | 22066875         | List Price:       | \$79,900      |
| Property Type:    | Land             | Orig. List Price: | \$79,900      |
| Subtype:          | Residential Land | List Date:        | 10/06/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 33/401        |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Discover the perfect canvas for your dream home on this serene 2.26 acre lot. This beautiful setting with rolling grounds and mature trees offers a combination of privacy and tranquility. It makes an ideal setting for building. A nature lovers dream. Don't miss this opportunity, come and see it today!

Listing Details

|                     |                        |                      |                             |
|---------------------|------------------------|----------------------|-----------------------------|
| Area:               | 5502 - Morgan - Monroe | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S16 T13 R1e Nw 2.26 A  | Elementary School:   |                             |
| Section/Lot Number: | /0                     | Intermediate School: |                             |
| Lot Size (SqFt):    | 0                      | Middle School:       | Paul Hadley Middle School   |
| # of Acres:         | 2.26                   | High School:         | Mooresville High School     |
| Usable Acres:       |                        | Type:                | Single Lot                  |
| # of Lots:          |                        | Lot Info:            |                             |
| Divisible:          | No                     | Zoning:              | i                           |
|                     |                        | \$/Acre:             | \$35,354.00                 |

Property Overview

|                       |                                   |                          |                |
|-----------------------|-----------------------------------|--------------------------|----------------|
| Current Use:          |                                   | Buildings:               | Not Applicable |
| Proposed Use:         |                                   | Options:                 | Not Applic     |
| Facilities on Site:   | Electric, Water                   | Development Status:      | Not Applicable |
| Facilities near Site: | Cable, Electric, Telephone, Water | Traffic Count:           |                |
| Water:                |                                   | Traffic Year:            |                |
| Sewer:                | See Remarks                       | Public Transportation:   |                |
| Utilities:            |                                   | Rail:                    |                |
| Solid Waste:          | No                                | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                        | Road Access:             | County Rd      |
| Soil Test:            |                                   | Road Frontage Type:      | Not Applic     |
| Topography:           | Hilly, Sloping, Wooded            | Web Link:                |                |
| Documents Available:  | None                              | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550516190004001016 | Insurance Expense:   |  |
| Semi Tax:                      | \$515.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 10/06/2025              | Disclosures:           |            |
| Entered:           | 10/06/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 10/06/2025              |                        |            |
| List Office:       | The Modglin Group       |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

TBD Maple Grove Rd, Martinsville, IN 46151-6692

\$80,000



|                   |  |                  |                            |
|-------------------|--|------------------|----------------------------|
| Active            |  |                  |                            |
| Residential Land  |  | 2.84 Acres       | Morgan County              |
|                   |  |                  |                            |
| Listing ID:       |  | 22028453         | List Price: \$80,000       |
| Property Type:    |  | Land             | Orig. List Price: \$80,000 |
| Subtype:          |  | Residential Land | List Date: 03/31/2025      |
| Transaction Type: |  | For Sale         | DOM/CDOM: 222/222          |
| Subdivision:      |  | No Subdivision   | County: Morgan             |

Directions

GPS Friendly

Public Remarks

Discover 2.84 serene acres along Stotts Creek, just 3.5 miles upstream from the White River. This partially wooded lot features mature trees and approximately 1.2 acres of well-drained, neutral pH, Genesee Silt Loam pasture ground-ideal for farming. Stotts Creek offers excellent fishing opportunities with its natural pools and runs along this property's banks. Previously used for pasture and with potential for a corn/bean rotation, the land is both productive and picturesque. With road frontage on Maple Grove Road, access is convenient for development, farming, or recreation. Close proximity to I-69, Martinsville, emergency services, and existing utilities enhances its potential for builders and recreationists alike. A rare blend of nature and opportunity-schedule your viewing today!

Listing Details

|                                                                       |  |                                                                                    |  |
|-----------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|
| Area: 5510 - Morgan - Green                                           |  | School Dist: MSD Martinsville Schools                                              |  |
| Legal Desc: S21 T12 R2e W Ne 2.841 A Aka Parcel 1 Fire Station Rd Est |  | Elementary School:                                                                 |  |
| Section/Lot Number: /0301021200001011                                 |  | Intermediate School: Bell Intermediate Academy                                     |  |
| Lot Size (SqFt): 123,754                                              |  | Middle School: John R. Wooden Middle School                                        |  |
| # of Acres: 2.84                                                      |  | High School:                                                                       |  |
| Usable Acres:                                                         |  | Type: Agric Land, Garden, Livestock, Mini Farm, Pleasur Frm, Row Crop, Undeveloped |  |
| # of Lots:                                                            |  | Lot Info: Not In Subdivision, Trees Mature, Wooded                                 |  |
| Divisible: Yes                                                        |  | Zoning: Agricultural                                                               |  |
|                                                                       |  | \$/Acre: \$28,169.00                                                               |  |

Property Overview



|                       |                                  |                          |                |
|-----------------------|----------------------------------|--------------------------|----------------|
| Current Use:          |                                  | Buildings:               | Not Applicable |
| Proposed Use:         |                                  | Options:                 | Not Applic     |
| Facilities on Site:   | Electric                         | Development Status:      | Surveyed       |
| Facilities near Site: | Water                            | Traffic Count:           |                |
| Water:                |                                  | Traffic Year:            |                |
| Sewer:                | Not Applicable                   | Public Transportation:   |                |
| Utilities:            |                                  | Rail:                    |                |
| Solid Waste:          | No                               | Road Surface Type:       | Asphalt        |
| Soil Type:            | Gravelly, Sandy                  | Road Access:             | County Rd      |
| Soil Test:            |                                  | Road Frontage Type:      | County Road    |
| Topography:           | Bottom Land, Flood Plain, Stream | Web Link:                |                |
| Documents Available:  | Not Applicable                   | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551021200001011009 | Insurance Expense:   |  |
| Semi Tax:                      | \$17.00            | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 03/31/2025              | Disclosures:           |            |
| Entered:           | 04/01/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 04/01/2025              |                        |            |
| List Office:       | Hoosier, REALTORS®      |                        |            |

2036 Silver Fox Dr W, Martinsville, IN 46151

\$85,900



|                   |                  |                   |            |               |
|-------------------|------------------|-------------------|------------|---------------|
| Active            |                  | Residential Land  | 0.59 Acres | Morgan County |
| Listing ID:       | 21975515         | List Price:       | \$85,900   |               |
| Property Type:    | Land             | Orig. List Price: | \$89,900   |               |
| Subtype:          | Residential Land | List Date:        | 04/23/2024 |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 540/540    |               |
| Subdivision:      | Foxcliff South   | County:           | Morgan     |               |

Directions

From Maple Turn Ln turn Left into Foxcliff South Estates on E Foxcliff Dr S. follow to the "T" and turn left onto Southampton Drive then left on Norwich Pl to Sunderland turn right. Sunderland right on Silver F

Public Remarks

Don't miss this rare opportunity to own TWO beautiful, wooded lots on WATER in the highly sought-after Foxcliff South community! With mature trees and a peaceful pond right in your backyard, this is the perfect setting to design and build your dream home. Whether you're envisioning a tranquil retreat or a stunning custom estate, these combined lots offer the space and serenity to bring your vision to life. As part of the prestigious Foxcliff South golf course community, you'll enjoy exclusive access to a clubhouse, pool, tennis courts, and more-all surrounded by natural beauty and a welcoming neighborhood feel. Opportunities like this-double lots on the water in a premier community-don't come around often. Come take a look and start imagining the possibilities!

Listing Details

|                     |                                                                                |                      |                              |
|---------------------|--------------------------------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington                                                     | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 983 Foxcliff Est South Sec Xxxviii; LOT 984 FOXCLIFF EST SOUTH SEC XXXVIII | Elementary School:   | Centerton Elementary School  |
| Section/Lot Number: | /983                                                                           | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 25,570                                                                         | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 0.59                                                                           | High School:         | Martinsville High School     |
| Usable Acres:       |                                                                                | Type:                | See Remarks                  |
| # of Lots:          | 2                                                                              | Lot Info:            | Cul-De-Sac, Trees Mature     |
| Divisible:          | Yes                                                                            | Zoning:              | Single Family                |
|                     |                                                                                | \$/Acre:             | \$145,593.00                 |

Property Overview

|                       |                                        |                          |                             |
|-----------------------|----------------------------------------|--------------------------|-----------------------------|
| Current Use:          |                                        | Buildings:               | Not Applicable              |
| Proposed Use:         |                                        | Options:                 | Sell Entity                 |
| Facilities on Site:   | Cable, Electric, Water & Sewer         | Development Status:      | Finished Lot, Plat Designed |
| Facilities near Site: | Gas, Water & Sewer                     | Traffic Count:           |                             |
| Water:                | Municipal Water Connected              | Traffic Year:            |                             |
| Sewer:                | Municipal Sewer Near                   | Public Transportation:   |                             |
| Utilities:            |                                        | Rail:                    |                             |
| Solid Waste:          | No                                     | Road Surface Type:       | Asphalt                     |
| Soil Type:            | Not Applic                             | Road Access:             | Frontage Road               |
| Soil Test:            |                                        | Road Frontage Type:      | Frontage Rd                 |
| Topography:           | Pond                                   | Web Link:                |                             |
| Documents Available:  | Aerial Photo, Covenants & Restrictions | Association Website URL: |                             |

**Tax/HOA**

|                                |                                  |                      |  |
|--------------------------------|----------------------------------|----------------------|--|
| Tax ID:                        | 550923170010000020               | Insurance Expense:   |  |
| MultiTax ID:                   | 55-09-23-170-009.000-020         | Possible Financing:  |  |
| Semi Tax:                      | \$244.00                         | Existing Lease:      |  |
| Tax Year Due:                  | 2023                             | Existing Lease Type: |  |
| Tax Exempt:                    |                                  | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                  | Proposed Lease:      |  |
| Association:                   | Yes                              | Proposed Term:       |  |
| Mgmt Co.:                      |                                  | Land Lease:          |  |
| Mgmt Phone:                    |                                  |                      |  |
| Fee Includes:                  | Mandatory Fee                    |                      |  |
| Fee Amount:                    | \$750                            |                      |  |
| Fee Paid:                      | Annually                         |                      |  |
| Fee Includes:                  | Clubhouse                        |                      |  |
| HOA Disclosure:                | Covenants & Restrictions         |                      |  |
| Amenities:                     | Clubhouse, Pool, Tennis Court(s) |                      |  |

**Contact & Contract Information**

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 04/23/2024                   | Disclosures:           |            |
| Entered:           | 04/24/2024                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 07/11/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

3109 E Indian Summer Ln, Martinsville, IN 46151-5522

\$87,499



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.32 Acres        | Morgan County |
| Listing ID:       | 22031033         | List Price:       | \$87,499      |
| Property Type:    | Land             | Orig. List Price: | \$118,000     |
| Subtype:          | Residential Land | List Date:        | 04/05/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 217/397       |
| Subdivision:      | Sand Creek Knoll | County:           | Morgan        |

Directions

From Martinsville: State Road 252 East, Turn right onto Golden Leaf Dr, Turn left onto Indian Summer Ln - property on right side of street.

Public Remarks

Beautiful wooded 2+ acre lot located in a serene setting, perfect for building your dream home. Conveniently situated with easy access to I-69, this property offers a short commute to both Bloomington and Indianapolis, providing the ideal balance of tranquility and accessibility. With its natural surroundings and prime location, this lot is a rare opportunity for anyone looking to enjoy peaceful living while staying close to urban amenities.

Listing Details

|                     |                            |                      |                                   |
|---------------------|----------------------------|----------------------|-----------------------------------|
| Area:               | 5512 - Morgan - Washington | School Dist:         | MSD Martinsville Schools          |
| Legal Desc:         | Lot 18 Sand Creek Knoll    | Elementary School:   | Charles L Smith Fine Arts Academy |
| Section/Lot Number: | /18                        | Intermediate School: | Bell Intermediate Academy         |
| Lot Size (SqFt):    | 101,190                    | Middle School:       | John R. Wooden Middle School      |
| # of Acres:         | 2.32                       | High School:         | Martinsville High School          |
| Usable Acres:       |                            | Type:                | Single Lot                        |
| # of Lots:          | 1                          | Lot Info:            | Rural In Subdivision              |
| Divisible:          | No                         | Zoning:              | Residential                       |
|                     |                            | \$/Acre:             | \$37,715.00                       |

Property Overview

|                       |                                                           |                          |                      |
|-----------------------|-----------------------------------------------------------|--------------------------|----------------------|
| Current Use:          |                                                           | Buildings:               | Not Applicable       |
| Proposed Use:         |                                                           | Options:                 | Not Applicable       |
| Facilities on Site:   | Electric, Gas, Water                                      | Development Status:      | Other                |
| Facilities near Site: | Not Applicable                                            | Traffic Count:           |                      |
| Water:                | Other/See Remarks                                         | Traffic Year:            |                      |
| Sewer:                | Septic Required                                           | Public Transportation:   |                      |
| Utilities:            |                                                           | Rail:                    |                      |
| Solid Waste:          | No                                                        | Road Surface Type:       | Asphalt              |
| Soil Type:            | Not Applicable                                            | Road Access:             | County Rd            |
| Soil Test:            |                                                           | Road Frontage Type:      | County Road, Highway |
| Topography:           | Hilly, Level                                              | Web Link:                |                      |
| Documents Available:  | Aerial Photo, Covenants & Restrictions, Legal Description | Association Website URL: |                      |

Tax/HOA

|                                |                          |                      |              |
|--------------------------------|--------------------------|----------------------|--------------|
| Tax ID:                        | 551312200001018020       | Insurance Expense:   |              |
| Semi Tax:                      | \$441.00                 | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024                     | Existing Lease:      |              |
| Tax Exempt:                    |                          | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: | No                       | Remaining Term:      |              |
| Association:                   | Yes                      | Proposed Lease:      |              |
| Mgmt Co.:                      |                          | Proposed Term:       |              |
| Mgmt Phone:                    |                          | Land Lease:          |              |
| Fee Includes:                  | Mandatory Fee            |                      |              |
| Fee Amount:                    | \$400                    |                      |              |
| Fee Paid:                      | Annually                 |                      |              |
| Fee Includes:                  |                          |                      |              |
| HOA Disclosure:                | Covenants & Restrictions |                      |              |
| Amenities:                     |                          |                      |              |

Contact & Contract Information

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional   |
| Listing Terms:     |                         | Inspection Warranties: | Not Applicable |
| Listing Date:      | 04/05/2025              | Disclosures:           |                |
| Entered:           | 04/05/2025              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 10/27/2025              |                        |                |
| List Office:       | Highgarden Real Estate  |                        |                |

3755 N Kindred Rdg, Martinsville, IN 46151-6213

\$87,500



|                   |                  |                   |            |               |
|-------------------|------------------|-------------------|------------|---------------|
| Active            |                  | Residential Land  | 5.36 Acres | Morgan County |
| Listing ID:       | 22054461         | List Price:       | \$87,500   |               |
| Property Type:    | Land             | Orig. List Price: | \$90,000   |               |
| Subtype:          | Residential Land | List Date:        | 08/05/2025 |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 95/95      |               |
| Subdivision:      | Corlett Ridge    | County:           | Morgan     |               |

Directions

GPS Friendly

Public Remarks

One of the last lots in Corlett Ridge! Perfect spot for your custom home! Several different builders have worked with current residents. Beautiful acreage with mature trees, very quiet neighborhood with lots of privacy! Lot has been cleared for 2 buildable site spots. Gravel driveway has been started to building spots. Water and AT&T is on property side of the street. REMC electric and high-speed fiber available within 200 ft. of both buildable spots at the street side of the property. 13 minutes to State Rd 42.

Listing Details

|                     |                                          |                      |                              |
|---------------------|------------------------------------------|----------------------|------------------------------|
| Area:               | 5508 - Morgan - Ashland                  | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | Lot 31 Corlett Ridge Subdivision 5.360 A | Elementary School:   |                              |
| Section/Lot Number: | /31                                      | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 233,482                                  | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 5.36                                     | High School:         |                              |
| Usable Acres:       |                                          | Type:                | Not Applic                   |
| # of Lots:          |                                          | Lot Info:            | Wooded                       |
| Divisible:          | No                                       | Zoning:              | R1                           |
|                     |                                          | \$/Acre:             | \$16,325.00                  |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applic     |
| Facilities on Site:   | None                     | Development Status:      | Not Applicable |
| Facilities near Site: | Cable, Electric, Water   | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Septic Required          | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic               | Road Access:             | Frontage Road  |
| Soil Test:            |                          | Road Frontage Type:      | Private Rd     |
| Topography:           | Cleared, Wooded          | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550817200003006002 | Insurance Expense:   |  |
| Semi Tax:                      | \$366.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | Yes                | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  | Other/See Remarks  |                      |  |
| Fee Amount:                    | \$100              |                      |  |
| Fee Paid:                      | Annually           |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 08/05/2025              | Disclosures:           |            |
| Entered:           | 08/05/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 09/05/2025              |                        |            |
| List Office:       | Fathom Realty           |                        |            |



0 Dynasty Ridge Rd, Martinsville, IN 46151

\$95,000



|        |                  |             |               |
|--------|------------------|-------------|---------------|
| Active | Residential Land | 14.15 Acres | Morgan County |
|--------|------------------|-------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 21981745         | List Price:       | \$95,000   |
| Property Type:    | Land             | Orig. List Price: | \$95,000   |
| Subtype:          | Residential Land | List Date:        | 05/30/2024 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 527/527    |
| Subdivision:      | Dynasty          | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Dreaming of building a custom home? This is the perfect spot for you! Build your dream home with views out of every window. Dynasty Ridge is a coveted neighborhood with stunning homes that all sit among the woods and exudes privacy in all directions. Grab a cup of coffee and enjoy the views you create. All building plans will need to meet building guidelines.

Listing Details

|                     |                          |                      |                                                    |
|---------------------|--------------------------|----------------------|----------------------------------------------------|
| Area:               | 5511 - Morgan - Jackson  | School Dist:         | Nineveh-Hensley-Jackson United                     |
| Legal Desc:         | S8 T11 R2e E Sw 14.153 A | Elementary School:   | Indian Creek Elementary School                     |
| Section/Lot Number: | /0                       | Intermediate School: | Indian Creek Intermediate School                   |
| Lot Size (SqFt):    | 616,505                  | Middle School:       | Indian Creek Middle School                         |
| # of Acres:         | 14.15                    | High School:         | Indian Creek Sr High School                        |
| Usable Acres:       |                          | Type:                | Single Lot                                         |
| # of Lots:          |                          | Lot Info:            | Corner, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                       | Zoning:              | Residential                                        |
|                     |                          | \$/Acre:             | \$6,714.00                                         |

Property Overview



|                       |                           |                          |                |
|-----------------------|---------------------------|--------------------------|----------------|
| Current Use:          |                           | Buildings:               | Not Applicable |
| Proposed Use:         |                           | Options:                 | Sell Entity    |
| Facilities on Site:   | Not Applicable            | Development Status:      | Plat Recorded  |
| Facilities near Site: | Electric, Water           | Traffic Count:           |                |
| Water:                | Municipal Water Connected | Traffic Year:            |                |
| Sewer:                | Septic Required           | Public Transportation:   |                |
| Utilities:            |                           | Rail:                    |                |
| Solid Waste:          | No                        | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                | Road Access:             | Frontage Road  |
| Soil Test:            |                           | Road Frontage Type:      | Private Rd     |
| Topography:           | Sloping, Wooded           | Web Link:                |                |
| Documents Available:  | None                      | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551408300003000012 | Insurance Expense:   |  |
| Semi Tax:                      | \$965.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 05/30/2024                   | Disclosures:           |            |
| Entered:           | 05/30/2024                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 05/30/2024                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 N Bill Simons Rd, Quincy, IN 47456

\$97,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 3.07 Acres        | Morgan County |
| Listing ID:       | 22059751         | List Price:       | \$97,000      |
| Property Type:    | Land             | Orig. List Price: | \$97,000      |
| Subtype:          | Residential Land | List Date:        | 09/06/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 45/45         |
| Subdivision:      | Ashland          | County:           | Morgan        |

Directions

Just south of 5404 N Bill Simons Rd, Quincy, IN 47456

Public Remarks

The perfect blend of open space and natural privacy with this stunning 3.069 acre flat parcel. Ideal for building your dream home, hobby farm, or investment property, this land offers a clean slate with plenty of space. Located 10 minutes from I-70 and less than 30 minutes from the Indianapolis International Airport. This property is just south of 5404 N Bill Simons Rd, Quincy IN.

Listing Details

|                     |                                |                      |                                |
|---------------------|--------------------------------|----------------------|--------------------------------|
| Area:               | 5508 - Morgan - Ashland        | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | LOT 1 BROCK MINOR PLAT 3.069AC | Elementary School:   | Eminence Elementary School     |
| Section/Lot Number: | /1                             | Intermediate School: |                                |
| Lot Size (SqFt):    | 133,686                        | Middle School:       |                                |
| # of Acres:         | 3.07                           | High School:         | Eminence Jr-Sr High School     |
| Usable Acres:       |                                | Type:                | Agric Land, Single Lot         |
| # of Lots:          |                                | Lot Info:            | Rural No Subdivision           |
| Divisible:          | No                             | Zoning:              | Agriculture                    |
|                     |                                | \$/Acre:             | \$31,606.00                    |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applicable |
| Facilities on Site:   | None            | Development Status:      | Surveyed       |
| Facilities near Site: | Electric        | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable  | Road Access:             | County Rd      |
| Soil Test:            |                 | Road Frontage Type:      | County Road    |
| Topography:           | Level           | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550703300001000002 | Insurance Expense:   |  |
| Semi Tax:                      | \$22.60            | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

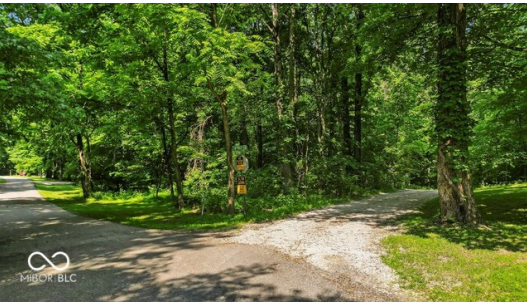
|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 09/06/2025              | Disclosures:           |                |
| Entered:           | 09/06/2025              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 10/23/2025              |                        |                |
| List Office:       | eXp Realty, LLC         |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

1 Skyway Ct, Martinsville, IN 46151

\$99,000



|                   |  |                          |  |                   |  |               |  |
|-------------------|--|--------------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land         |  | 5.51 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22047620                 |  | List Price:       |  | \$99,000      |  |
| Property Type:    |  | Land                     |  | Orig. List Price: |  | \$99,000      |  |
| Subtype:          |  | Residential Land         |  | List Date:        |  | 07/03/2025    |  |
| Transaction Type: |  | For Sale                 |  | DOM/CDOM:         |  | 128/128       |  |
| Subdivision:      |  | Highland Country Estates |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Beautiful lots just 35 minutes from the Big City Life! Mature trees that provide perfect balance of Privacy and nature beauty. 8ACRES TOTAL - 2.57 & 5.51 ACRES. Willing TO Divide if requested by the buyer.

Listing Details

|                     |  |                           |  |                      |  |                                                         |  |
|---------------------|--|---------------------------|--|----------------------|--|---------------------------------------------------------|--|
| Area:               |  | 5509 - Morgan - Jefferson |  | School Dist:         |  | MSD Martinsville Schools                                |  |
| Legal Desc:         |  | S2 T11 R1w Sw Ne 5.514 A  |  | Elementary School:   |  |                                                         |  |
| Section/Lot Number: |  | 3/55-12-02-200-010.014    |  | Intermediate School: |  | Bell Intermediate Academy                               |  |
| Lot Size (SqFt):    |  | 240,190                   |  | Middle School:       |  | John R. Wooden Middle School                            |  |
| # of Acres:         |  | 5.51                      |  | High School:         |  |                                                         |  |
| Usable Acres:       |  |                           |  | Type:                |  | Not Applic                                              |  |
| # of Lots:          |  | 2                         |  | Lot Info:            |  | Rural In Subdivision, Trees Mature, Trees Small, Wooded |  |
| Divisible:          |  | Yes                       |  | Zoning:              |  | residential                                             |  |
|                     |  |                           |  | \$/Acre:             |  | \$17,967.00                                             |  |

Property Overview

|                       |  |                          |  |                 |  |
|-----------------------|--|--------------------------|--|-----------------|--|
| Current Use:          |  | Buildings:               |  | Not Applicable  |  |
| Proposed Use:         |  | Options:                 |  | Not Applic      |  |
| Facilities on Site:   |  | Development Status:      |  | Not Applicable  |  |
| Facilities near Site: |  | Traffic Count:           |  |                 |  |
| Water:                |  | Traffic Year:            |  |                 |  |
| Sewer:                |  | Public Transportation:   |  |                 |  |
| Utilities:            |  | Rail:                    |  |                 |  |
| Solid Waste:          |  | Road Surface Type:       |  | Asphalt, Gravel |  |
| Soil Type:            |  | Road Access:             |  | County Rd       |  |
| Soil Test:            |  | Road Frontage Type:      |  | Private Rd      |  |
| Topography:           |  | Web Link:                |  |                 |  |
| Documents Available:  |  | Association Website URL: |  |                 |  |

Tax/HOA

|                                |                              |                      |                                                    |
|--------------------------------|------------------------------|----------------------|----------------------------------------------------|
| Tax ID:                        | 551202200010010014           | Insurance Expense:   |                                                    |
| MultiTax ID:                   | 55-12-02-400-002.000-014     | Possible Financing:  | Conventional, FHA, Insured Conventional, VA, Other |
| Semi Tax:                      | \$577.00                     | Existing Lease:      |                                                    |
| Tax Year Due:                  | 2024                         | Existing Lease Type: |                                                    |
| Tax Exempt:                    | None                         | Remaining Term:      |                                                    |
| Low Maintenance Lifestyle Y/N: | No                           | Proposed Lease:      |                                                    |
| Association:                   | Yes                          | Proposed Term:       |                                                    |
| Mgmt Co.:                      | Highland Country Estates HOA | Land Lease:          |                                                    |
| Mgmt Phone:                    |                              |                      |                                                    |
| Fee Includes:                  | Mandatory Fee                |                      |                                                    |
| Fee Amount:                    | \$25                         |                      |                                                    |
| Fee Paid:                      | Monthly                      |                      |                                                    |
| Fee Includes:                  | Not Applicable               |                      |                                                    |
| HOA Disclosure:                |                              |                      |                                                    |
| Amenities:                     |                              |                      |                                                    |

Contact & Contract Information

|                    |                         |                        |                                                    |
|--------------------|-------------------------|------------------------|----------------------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, FHA, Insured Conventional, VA, Other |
| Listing Terms:     |                         | Inspection Warranties: |                                                    |
| Listing Date:      | 07/03/2025              | Disclosures:           |                                                    |
| Entered:           | 07/03/2025              | Other Disclosures:     |                                                    |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                                         |
| Withdrawn Date:    |                         |                        |                                                    |
| Last Change Date:  | 10/28/2025              |                        |                                                    |
| List Office:       | F.C. Tucker Company     |                        |                                                    |

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0 Walters Rd, Martinsville, IN 46151

\$99,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2 Acres           | Morgan County |
| Listing ID:       | 22071755         | List Price:       | \$99,900      |
| Property Type:    | Land             | Orig. List Price: | \$99,900      |
| Subtype:          | Residential Land | List Date:        | 11/05/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 3/3           |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

2 acre lot zoned for residential & just waiting for you to build your dream home. City Water is available at road making for easy hookup. Lot is level, no big slopes, making for a full 2 acres of usable ground. Enough space for a home & detached pole barn or anything you can dream up.

Listing Details

|                     |                                 |                      |                                |
|---------------------|---------------------------------|----------------------|--------------------------------|
| Area:               | 5501 - Morgan - Adams           | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | LOT 5 WHITAKER MINOR PLAT (2AC) | Elementary School:   | Eminence Elementary School     |
| Section/Lot Number: | /5                              | Intermediate School: |                                |
| Lot Size (SqFt):    | 0                               | Middle School:       |                                |
| # of Acres:         | 2                               | High School:         | Eminence Jr-Sr High School     |
| Usable Acres:       |                                 | Type:                | Single Lot, Undeveloped        |
| # of Lots:          |                                 | Lot Info:            |                                |
| Divisible:          | No                              | Zoning:              | Residential                    |
|                     |                                 | \$/Acre:             | \$49,950.00                    |

Property Overview

|                       |                   |                          |                |
|-----------------------|-------------------|--------------------------|----------------|
| Current Use:          |                   | Buildings:               | Not Applicable |
| Proposed Use:         |                   | Options:                 | Not Applicable |
| Facilities on Site:   | None              | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water   | Traffic Count:           |                |
| Water:                | Other/See Remarks | Traffic Year:            |                |
| Sewer:                | Septic Required   | Public Transportation:   |                |
| Utilities:            |                   | Rail:                    |                |
| Solid Waste:          | No                | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable    | Road Access:             | County Rd      |
| Soil Test:            | No                | Road Frontage Type:      | County Road    |
| Topography:           | Level             | Web Link:                |                |
| Documents Available:  | Survey Staked     | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550332200003005001 | Insurance Expense:   |  |
| Semi Tax:                      | \$250.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 11/05/2025              | Disclosures:           |            |
| Entered:           | 11/05/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 11/05/2025              |                        |            |
| List Office:       | Carpenter, REALTORS®    |                        |            |

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2925 Fox Ct E, Martinsville, IN 46151

\$100,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 0.40 Acres        |  | Morgan County |  |
| Listing ID:       |  | 21987442         |  | List Price:       |  | \$100,000     |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$100,000     |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 06/27/2024    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 499/499       |  |
| Subdivision:      |  | Foxcliff South   |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Stop Searching-Start Building! These TWO spacious, waterfront lots offer incredible potential, tucked among mature trees and backing up to a charming little lake that adds peace and beauty to your backyard. Whether you're sipping coffee on your future porch or taking an evening stroll, you'll love the views. Foxcliff South offers a welcoming community with access to a clubhouse, pool, tennis courts, and even the option to be near the golf course. With lovable neighbors and a setting that feels like a retreat, this location has it all. Bring your creativity and let us help guide you through every step of the building process. These two deep lots are just waiting for the dream home you've been imagining. Don't wait-opportunities like this don't come around often!

Listing Details

|                     |                                                                            |                            |  |                      |  |                                            |  |
|---------------------|----------------------------------------------------------------------------|----------------------------|--|----------------------|--|--------------------------------------------|--|
| Area:               |                                                                            | 5512 - Morgan - Washington |  | School Dist:         |  | MSD Martinsville Schools                   |  |
| Legal Desc:         | Lot 835 Foxcliff Est South Sec Xxxvi; Lot 834 Foxcliff Est South Sec XXXVI |                            |  | Elementary School:   |  | Centerton Elementary School                |  |
|                     |                                                                            |                            |  | Intermediate School: |  | Bell Intermediate Academy                  |  |
| Section/Lot Number: |                                                                            | /835                       |  | Middle School:       |  | John R. Wooden Middle School               |  |
| Lot Size (SqFt):    |                                                                            | 17,206                     |  | High School:         |  | Martinsville High School                   |  |
| # of Acres:         |                                                                            | 0.40                       |  | Type:                |  | Single Lot                                 |  |
| Usable Acres:       |                                                                            |                            |  | Lot Info:            |  | Rural In Subdivision, Trees Mature, Wooded |  |
| # of Lots:          |                                                                            |                            |  | Zoning:              |  | Residential                                |  |
| Divisible:          |                                                                            | No                         |  | \$/Acre:             |  | \$250,000.00                               |  |

Property Overview



|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applicable |
| Facilities on Site:   | Electric, Water & Sewer  | Development Status:      | Plat Recorded  |
| Facilities near Site: | Cable, Gas               | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Municipal Sewer Near     | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable           | Road Access:             | Frontage Road  |
| Soil Test:            | No                       | Road Frontage Type:      | Private Rd     |
| Topography:           | Pond, Wooded             | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                                          |                      |  |
|--------------------------------|------------------------------------------|----------------------|--|
| Tax ID:                        | 550923135009000020                       | Insurance Expense:   |  |
| MultiTax ID:                   | 55-09-23-135-008.000-020                 | Possible Financing:  |  |
| Semi Tax:                      | \$235.00                                 | Existing Lease:      |  |
| Tax Year Due:                  | 2023                                     | Existing Lease Type: |  |
| Tax Exempt:                    |                                          | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                          | Proposed Lease:      |  |
| Association:                   | Yes                                      | Proposed Term:       |  |
| Mgmt Co.:                      |                                          | Land Lease:          |  |
| Mgmt Phone:                    |                                          |                      |  |
| Fee Includes:                  | Mandatory Fee                            |                      |  |
| Fee Amount:                    | \$875                                    |                      |  |
| Fee Paid:                      | Semi Annual                              |                      |  |
| Fee Includes:                  | Clubhouse, Snow Removal, Tennis          |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                 |                      |  |
| Amenities:                     | Clubhouse, Snow Removal, Tennis Court(s) |                      |  |

Contact & Contract Information

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 06/27/2024                   | Disclosures:           |            |
| Entered:           | 06/27/2024                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | Negotiable |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 06/27/2024                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

0 Greencastl East Rd, Mooresville, IN 46158

\$115,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.62 Acres        | Morgan County |
| Listing ID:       | 22061657         | List Price:       | \$115,000     |
| Property Type:    | Land             | Orig. List Price: | \$115,000     |
| Subtype:          | Residential Land | List Date:        | 09/09/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 60/60         |
| Subdivision:      | Castle Cove      | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Secluded 2.62-Acre Lot with Pond and Orchard Views. Bring your builder and make your dream home a reality on this serene, private 2.62-acre lot featuring a picturesque pond and mature trees. Nestled in nature, this property offers both beauty and versatility, with potential for a walkout or daylight basement depending on your homesite placement. The south portion of the parcel is perfect for an outbuilding, while the western boundary backs up to a scenic apple orchard, providing an idyllic backdrop and extra privacy. Enjoy the tranquility of country living while still being just minutes from downtown Mooresville and a quick drive to I-70. This lot is a rare opportunity to combine natural beauty, privacy, and convenience in one perfect location.

Listing Details

|                     |                       |                      |                                            |
|---------------------|-----------------------|----------------------|--------------------------------------------|
| Area:               | 5503 - Morgan - Brown | School Dist:         | Mooresville Con School Corp                |
| Legal Desc:         | Lot 5 Castle Cove Sub | Elementary School:   | Newby Memorial Elementary School           |
| Section/Lot Number: | /5                    | Intermediate School: |                                            |
| Lot Size (SqFt):    | 114,127               | Middle School:       | Paul Hadley Middle School                  |
| # of Acres:         | 2.62                  | High School:         | Mooresville High School                    |
| Usable Acres:       |                       | Type:                | Undeveloped                                |
| # of Lots:          | 1                     | Lot Info:            | Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                    | Zoning:              | Residential                                |
|                     |                       | \$/Acre:             | \$43,893.00                                |

Property Overview

|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applicable |
| Facilities on Site:   | Electric, Water          | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water          | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Septic Required          | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable           | Road Access:             | County Rd      |
| Soil Test:            | Yes / Yes                | Road Frontage Type:      | County Road    |
| Topography:           | Level, Pond, Wooded      | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                                                      |
|--------------------------------|--------------------|----------------------|----------------------------------------------------------------------|
| Tax ID:                        | 550134100001005004 | Insurance Expense:   |                                                                      |
| Semi Tax:                      | \$624.00           | Possible Financing:  | Conventional, Farmers Home Loan Administration, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                                                      |
| Tax Exempt:                    | None               | Existing Lease Type: |                                                                      |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                                                      |
| Association:                   | Yes                | Proposed Lease:      |                                                                      |
| Mgmt Co.:                      |                    | Proposed Term:       |                                                                      |
| Mgmt Phone:                    |                    | Land Lease:          |                                                                      |
| Fee Includes:                  | Other/See Remarks  |                      |                                                                      |
| Fee Amount:                    | \$500              |                      |                                                                      |
| Fee Paid:                      | Annually           |                      |                                                                      |
| Fee Includes:                  | See Remarks        |                      |                                                                      |
| HOA Disclosure:                | Other Assessments  |                      |                                                                      |
| Amenities:                     | Pond Seasonal      |                      |                                                                      |

Contact & Contract Information

|                    |                       |                        |                                                                      |
|--------------------|-----------------------|------------------------|----------------------------------------------------------------------|
| List Type:         | Exclusive Agency      | Possible Financing:    | Conventional, Farmers Home Loan Administration, Insured Conventional |
| Listing Terms:     |                       | Inspection Warranties: | Not Applicable                                                       |
| Listing Date:      | 09/09/2025            | Disclosures:           |                                                                      |
| Entered:           | 09/10/2025            | Other Disclosures:     | Not Applicable                                                       |
| Temp Off Mkt Date: |                       | Possession:            | At Closing                                                           |
| Withdrawn Date:    |                       |                        |                                                                      |
| Last Change Date:  | 09/10/2025            |                        |                                                                      |
| List Office:       | Priority Realty Group |                        |                                                                      |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

3540 W Hickory Creek Ct, Martinsville, IN 46151

↓ \$120,000



|                   |  |                       |             |                             |
|-------------------|--|-----------------------|-------------|-----------------------------|
| Active            |  | Residential Land      | 11.70 Acres | Morgan County               |
| Listing ID:       |  | 22048833              |             | List Price: \$120,000       |
| Property Type:    |  | Land                  |             | Orig. List Price: \$137,000 |
| Subtype:          |  | Residential Land      |             | List Date: 07/03/2025       |
| Transaction Type: |  | For Sale              |             | DOM/CDOM: 128/128           |
| Subdivision:      |  | Hickory Creek Estates |             | County: Morgan              |

Directions

SR 67 S, R onto Shelton Rd., R onto Wilbur Rd., L on Middle Patton/CR 450 W, R onto Hickory Creek Dr. (right before the road runs into a neighborhood). Follow Hickory Creek and turn L by the white house.

Public Remarks

Park the car and wander this 11.7 acre wooded lot in Martinsville Schools, BUT be prepared to FALL IN LOVE!! Absolutely stunning with rolling topography and woods galore, this special slice of heaven is hard to find. Multiple building sites, septic already approved with the county and no restrictions against hunting or 4-wheelers. Secluded off the main road, you feel a millions miles away, but conveniently located close to SR 142 and SR 67. Hurry before this retreat is gone forever!! No HOA.

Listing Details

|                     |                                                 |                      |                                  |
|---------------------|-------------------------------------------------|----------------------|----------------------------------|
| Area:               | 5509 - Morgan - Jefferson                       | School Dist:         | MSD Martinsville Schools         |
| Legal Desc:         | Lot 4 Hickory Creek Estates Minor Plat 11.703 A | Elementary School:   |                                  |
| Section/Lot Number: | /4                                              | Intermediate School: |                                  |
| Lot Size (SqFt):    | 509,783                                         | Middle School:       |                                  |
| # of Acres:         | 11.70                                           | High School:         |                                  |
| Usable Acres:       |                                                 | Type:                | Single Lot                       |
| # of Lots:          |                                                 | Lot Info:            | Cul-De-Sac, Trees Mature, Wooded |
| Divisible:          | No                                              | Zoning:              | single family residential        |
|                     |                                                 | \$/Acre:             | \$10,256.00                      |

Property Overview

|                       |                   |                          |                |
|-----------------------|-------------------|--------------------------|----------------|
| Current Use:          |                   | Buildings:               | No Building    |
| Proposed Use:         |                   | Options:                 | Not Applic     |
| Facilities on Site:   | Electric, Water   | Development Status:      | Not Applicable |
| Facilities near Site: | Electric, Water   | Traffic Count:           |                |
| Water:                |                   | Traffic Year:            |                |
| Sewer:                | Septic Required   | Public Transportation:   |                |
| Utilities:            |                   | Rail:                    |                |
| Solid Waste:          | No                | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic        | Road Access:             | County Rd      |
| Soil Test:            | No                | Road Frontage Type:      | Easement Acc   |
| Topography:           | Wooded            | Web Link:                |                |
| Documents Available:  | Legal Description | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |                                    |
|--------------------------------|--------------------|----------------------|------------------------------------|
| Tax ID:                        | 550811100011001014 | Insurance Expense:   |                                    |
| Semi Tax:                      | \$686.00           | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                    |
| Tax Exempt:                    |                    | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                    |
| Association:                   | No                 | Proposed Lease:      |                                    |
| Mgmt Co.:                      |                    | Proposed Term:       |                                    |
| Mgmt Phone:                    |                    | Land Lease:          |                                    |
| Fee Includes:                  |                    |                      |                                    |
| Fee Amount:                    |                    |                      |                                    |
| Fee Paid:                      |                    |                      |                                    |
| Fee Includes:                  |                    |                      |                                    |
| HOA Disclosure:                |                    |                      |                                    |
| Amenities:                     |                    |                      |                                    |

**Contact & Contract Information**

|                    |                              |                        |                                    |
|--------------------|------------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: |                                    |
| Listing Date:      | 07/03/2025                   | Disclosures:           |                                    |
| Entered:           | 07/03/2025                   | Other Disclosures:     |                                    |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                         |
| Withdrawn Date:    |                              |                        |                                    |
| Last Change Date:  | 10/30/2025                   |                        |                                    |
| List Office:       | Keller Williams Indy Metro S |                        |                                    |

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0 Rembrandt East Dr, Martinsville, IN 46151

\$125,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 0.43 Acres        | Morgan County |
| Listing ID:       | 22067693         | List Price:       | \$125,000     |
| Property Type:    | Land             | Orig. List Price: | \$125,000     |
| Subtype:          | Residential Land | List Date:        | 10/20/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 19/19         |
| Subdivision:      | Painted Hills    | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Welcome to Lot 513-one of the last buildable lots overlooking the lake in the prestigious Painted Hills community! This property is truly ready to go with a completed topography report, approved perc test for a one-bedroom home, and the sellers' building plans included. All utilities are conveniently available at the road. Painted Hills offers exceptional amenities for an unmatched lifestyle, including two private lakes (Lake Nebo and Lake Holiday), a clubhouse, community pool, beach area, playground, pickleball and basketball courts, a dog park, walking trails, fishing docks, boat launches, marina access. Located just 30 minutes from Indianapolis or Bloomington-and only minutes from the world-class Cedar Creek Winery, Brewery, and Distillery-this lot offers the perfect blend of lake living and convenience. Whether you're looking to build a relaxing weekend getaway or a year-round retreat, this is your rare opportunity to own one of the few remaining buildable lots in one of Morgan County's most desirable lake communities.

Listing Details

|                     |                                        |                      |                                            |
|---------------------|----------------------------------------|----------------------|--------------------------------------------|
| Area:               | 5511 - Morgan - Jackson                | School Dist:         | Nineveh-Hensley-Jackson United             |
| Legal Desc:         | Lot 513 Painted Hills Subdivision 7Th. | Elementary School:   | Indian Creek Elementary School             |
| Section/Lot Number: | /513                                   | Intermediate School: | Indian Creek Intermediate School           |
| Lot Size (SqFt):    | 18,557                                 | Middle School:       | Indian Creek Middle School                 |
| # of Acres:         | 0.43                                   | High School:         | Indian Creek Sr High School                |
| Usable Acres:       |                                        | Type:                | Undeveloped                                |
| # of Lots:          |                                        | Lot Info:            | Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                     | Zoning:              | Single Family                              |
|                     |                                        | \$/Acre:             | \$290,698.00                               |

Property Overview

|                       |                      |                          |               |
|-----------------------|----------------------|--------------------------|---------------|
| Current Use:          |                      | Buildings:               | No Building   |
| Proposed Use:         |                      | Options:                 | Not Applic    |
| Facilities on Site:   | None                 | Development Status:      | Surveyed      |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |               |
| Water:                | No Water Source      | Traffic Year:            |               |
| Sewer:                | Septic Required      | Public Transportation:   |               |
| Utilities:            |                      | Rail:                    |               |
| Solid Waste:          | No                   | Road Surface Type:       | Concrete      |
| Soil Type:            | Not Applic           | Road Access:             | Frontage Road |
| Soil Test:            |                      | Road Frontage Type:      | City Street   |
| Topography:           | Wooded               | Web Link:                |               |
| Documents Available:  | Aerial Photo         | Association Website URL: |               |

Tax/HOA

|                                |                                              |                      |  |
|--------------------------------|----------------------------------------------|----------------------|--|
| Tax ID:                        | 551418240007000012                           | Insurance Expense:   |  |
| Semi Tax:                      | \$9.00                                       | Possible Financing:  |  |
| Tax Year Due:                  | 2024                                         | Existing Lease:      |  |
| Tax Exempt:                    |                                              | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                                           | Remaining Term:      |  |
| Association:                   | Yes                                          | Proposed Lease:      |  |
| Mgmt Co.:                      |                                              | Proposed Term:       |  |
| Mgmt Phone:                    |                                              | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee                                |                      |  |
| Fee Amount:                    | \$713                                        |                      |  |
| Fee Paid:                      | Annually                                     |                      |  |
| Fee Includes:                  | Park Playground, Pickleball Court, Security  |                      |  |
| HOA Disclosure:                |                                              |                      |  |
| Amenities:                     | Park, Playground, Pickleball Court, Security |                      |  |

Contact & Contract Information

|                    |                         |                        |                        |
|--------------------|-------------------------|------------------------|------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |                        |
| Listing Terms:     |                         | Inspection Warranties: |                        |
| Listing Date:      | 10/20/2025              | Disclosures:           |                        |
| Entered:           | 10/20/2025              | Other Disclosures:     |                        |
| Temp Off Mkt Date: |                         | Possession:            | At Closing, Negotiable |
| Withdrawn Date:    |                         |                        |                        |
| Last Change Date:  | 10/20/2025              |                        |                        |
| List Office:       | F.C. Tucker Company     |                        |                        |

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525 Catholic Cemetery Rd, Martinsville, IN 46151-8610

\$125,000



|                   |  |                  |                             |
|-------------------|--|------------------|-----------------------------|
| Active            |  |                  |                             |
| Residential Land  |  | 4.48 Acres       | Morgan County               |
| Listing ID:       |  | 22050024         | List Price: \$125,000       |
| Property Type:    |  | Land             | Orig. List Price: \$125,000 |
| Subtype:          |  | Residential Land | List Date: 07/10/2025       |
| Transaction Type: |  | For Sale         | DOM/CDOM: 86/86             |
| Subdivision:      |  | No Subdivision   | County: Morgan              |

Directions

GPS Friendly

Public Remarks

Discover 4.48 wooded acres offering peace, privacy, and endless possibilities! This beautiful property backs directly up to the Morgan Monroe State Forestry, giving you the rare advantage of no neighbors behind you and access to acres of natural beauty. Whether you're looking for the perfect spot to build your dream home, set up a weekend retreat, or simply enjoy the serenity of nature, this land provides it all. Mature trees, abundant wildlife, and the seclusion you've been searching for- yet still within a short drive to town conveniences.

Listing Details

|                     |                             |                      |                              |
|---------------------|-----------------------------|----------------------|------------------------------|
| Area:               | 5512 - Morgan - Washington  | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | S27 T11 R1e Pt Ne Sw 4.48 A | Elementary School:   |                              |
| Section/Lot Number: | /0                          | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 195,149                     | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 4.48                        | High School:         | Martinsville High School     |
| Usable Acres:       |                             | Type:                | Undeveloped                  |
| # of Lots:          | 1                           | Lot Info:            |                              |
| Divisible:          | No                          | Zoning:              | Residential                  |
|                     |                             | \$/Acre:             | \$27,902.00                  |

Property Overview



|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applicable |
| Facilities on Site:   | None            | Development Status:      | Not Applicable |
| Facilities near Site: | Electric        | Traffic Count:           |                |
| Water:                | Private Well    | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Clay            | Road Access:             | County Rd      |
| Soil Test:            | No              | Road Frontage Type:      | County Road    |
| Topography:           | Wooded          | Web Link:                |                |
| Documents Available:  | Not Applicable  | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551327300003000020 | Insurance Expense:   |  |
| Semi Tax:                      | \$348.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                            |                        |            |
|--------------------|----------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell    | Possible Financing:    |            |
| Listing Terms:     |                            | Inspection Warranties: |            |
| Listing Date:      | 07/10/2025                 | Disclosures:           |            |
| Entered:           | 07/10/2025                 | Other Disclosures:     |            |
| Temp Off Mkt Date: |                            | Possession:            | Negotiable |
| Withdrawn Date:    |                            |                        |            |
| Last Change Date:  | 09/10/2025                 |                        |            |
| List Office:       | New Start Home Realty, LLC |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Old Morgantown Rd, Martinsville, IN 46151

\$125,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 2.15 Acres        | Morgan County |
| Listing ID:       | 22060397         | List Price:       | \$125,000     |
| Property Type:    | Land             | Orig. List Price: | \$125,000     |
| Subtype:          | Residential Land | List Date:        | 09/07/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 62/62         |
| Subdivision:      | Clear Creek      | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Potential, potential, potential! Come check out this 2.15 acre lot, nestled just outside the city of Martinsville, with quick access to Interstate 69 and the nice country quiet country setting! This is the last undeveloped lot to Clear Creek Estates and is looking for its next owner!

Listing Details

|                     |                                                               |                      |                                    |
|---------------------|---------------------------------------------------------------|----------------------|------------------------------------|
| Area:               | 5512 - Morgan - Washington                                    | School Dist:         | MSD Martinsville Schools           |
| Legal Desc:         | S1 T11 R1e Pt Nw 2.15 A Aka Tract 9 Clear Creek Estates Sec 1 | Elementary School:   | Poston Road Elementary School      |
| Section/Lot Number: | /551301100001016020                                           | Intermediate School: | Bell Intermediate Academy          |
| Lot Size (SqFt):    | 93,654                                                        | Middle School:       | John R. Wooden Middle School       |
| # of Acres:         | 2.15                                                          | High School:         | Martinsville High School           |
| Usable Acres:       |                                                               | Type:                | Undeveloped                        |
| # of Lots:          | 1                                                             | Lot Info:            | Rural In Subdivision, Trees Mature |
| Divisible:          | No                                                            | Zoning:              | RESIDENTIAL                        |
|                     |                                                               | \$/Acre:             | \$58,140.00                        |

Property Overview

|                       |                 |                          |             |
|-----------------------|-----------------|--------------------------|-------------|
| Current Use:          |                 | Buildings:               | Silo(s)     |
| Proposed Use:         |                 | Options:                 | Not Applic  |
| Facilities on Site:   | Not Applicable  | Development Status:      | No Status   |
| Facilities near Site: | Electric        | Traffic Count:           |             |
| Water:                |                 | Traffic Year:            |             |
| Sewer:                | Septic Required | Public Transportation:   |             |
| Utilities:            |                 | Rail:                    |             |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt     |
| Soil Type:            | Not Applic      | Road Access:             | County Rd   |
| Soil Test:            |                 | Road Frontage Type:      | County Road |
| Topography:           | Not Applic      | Web Link:                |             |
| Documents Available:  | None            | Association Website URL: |             |

Tax/HOA

|                                |                          |                      |  |
|--------------------------------|--------------------------|----------------------|--|
| Tax ID:                        | 551301100001016020       | Insurance Expense:   |  |
| Semi Tax:                      | \$327.00                 | Possible Financing:  |  |
| Tax Year Due:                  | 2024                     | Existing Lease:      |  |
| Tax Exempt:                    |                          | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                       | Remaining Term:      |  |
| Association:                   | Yes                      | Proposed Lease:      |  |
| Mgmt Co.:                      | CLEAR CREEK ESTATES      | Proposed Term:       |  |
| Mgmt Phone:                    | (765) 349-5828           | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee            |                      |  |
| Fee Amount:                    | \$275                    |                      |  |
| Fee Paid:                      | Annually                 |                      |  |
| Fee Includes:                  |                          |                      |  |
| HOA Disclosure:                | Covenants & Restrictions |                      |  |
| Amenities:                     |                          |                      |  |

Contact & Contract Information

|                    |                            |                        |            |
|--------------------|----------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell    | Possible Financing:    |            |
| Listing Terms:     |                            | Inspection Warranties: |            |
| Listing Date:      | 09/07/2025                 | Disclosures:           |            |
| Entered:           | 09/07/2025                 | Other Disclosures:     |            |
| Temp Off Mkt Date: |                            | Possession:            | At Closing |
| Withdrawn Date:    |                            |                        |            |
| Last Change Date:  | 09/07/2025                 |                        |            |
| List Office:       | New Start Home Realty, LLC |                        |            |

0 Awbrey Rd, Quincy, IN 47456

↓ \$130,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 4.68 Acres        | Morgan County |
| Listing ID:       | 22041704         | List Price:       | \$130,000     |
| Property Type:    | Land             | Orig. List Price: | \$150,000     |
| Subtype:          | Residential Land | List Date:        | 05/28/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 164/164       |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Come and build your dream home or homes! Property has been surveyed into 2 lots. Property has been tiled.

Listing Details

|                     |                                                                                 |                      |                                |
|---------------------|---------------------------------------------------------------------------------|----------------------|--------------------------------|
| Area:               | 5508 - Morgan - Ashland                                                         | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | S10 T12 R2w Pt Sw Se Aka Tr 1B 2.3949 A S10 T12 R2W PT SW SE 2.3949 A AKA TR 1A | Elementary School:   | Eminence Elementary School     |
| Section/Lot Number: | 10/0                                                                            | Intermediate School: |                                |
| Lot Size (SqFt):    | 208,652                                                                         | Middle School:       |                                |
| # of Acres:         | 4.68                                                                            | High School:         | Eminence Jr-Sr High School     |
| Usable Acres:       |                                                                                 | Type:                | Not Applic                     |
| # of Lots:          | 2                                                                               | Lot Info:            | Rural No Subdivision           |
| Divisible:          | No                                                                              | Zoning:              | Residential                    |
|                     |                                                                                 | \$/Acre:             | \$27,778.00                    |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable  | Development Status:      | Not Applicable |
| Facilities near Site: | Electric        | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic      | Road Access:             | County Rd      |
| Soil Test:            |                 | Road Frontage Type:      | County Road    |
| Topography:           | Level           | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

Tax/HOA

|                                |                    |
|--------------------------------|--------------------|
| Tax ID:                        | 550710400007005002 |
| MultiTax ID:                   | 550710400007004002 |
| Semi Tax:                      | \$183.00           |
| Tax Year Due:                  | 2024               |
| Tax Exempt:                    |                    |
| 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:      | 05/28/2025              |
| Entered:           | 05/29/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 10/28/2025              |
| List Office:       | Carpenter, REALTORS®    |

|                        |              |
|------------------------|--------------|
| Possible Financing:    | Conventional |
| Inspection Warranties: |              |
| Disclosures:           |              |
| Other Disclosures:     |              |
| Possession:            | Negotiable   |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Old Moore Rd, Martinsville, IN 46151

\$130,000



Active

Residential Land

3.78 Acres

Morgan County

Listing ID:

22041507

List Price:

\$130,000

Property Type:

Land

Orig. List Price:

\$130,000

Subtype:

Residential Land

List Date:

05/27/2025

Transaction Type:

For Sale

DOM/CDOM:

165/165

Subdivision:

No Subdivision

County:

Morgan

Directions

St Rd 44 to Old Moore Rd. South to property on the left.

Public Remarks

Discover the perfect blend of natural beauty and convenience on this stunning 3.7-acre parcel in Green Township. A generous cleared area offers an ideal site for your custom home, surrounded by mature trees that provide privacy and a picturesque setting. A tranquil creek flows through the property, enhancing the peaceful and private feel of the property. With no covenants or restrictions, you'll enjoy the freedom to design and build exactly what you envision. Municipal water is available at the end of the street, and electric service is nearby-bringing modern convenience to this quiet retreat. Whether you're dreaming of a private estate, or a peaceful getaway, this property offers the opportunity and setting to make it a reality.

Listing Details

|                     |                           |                      |                          |
|---------------------|---------------------------|----------------------|--------------------------|
| Area:               | 5510 - Morgan - Green     | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | S28 T12 R2e Pt E Sw 3.78A | Elementary School:   |                          |
| Section/Lot Number: | /551028300011002009       | Intermediate School: |                          |
| Lot Size (SqFt):    | 164,657                   | Middle School:       |                          |
| # of Acres:         | 3.78                      | High School:         |                          |
| Usable Acres:       |                           | Type:                | Undeveloped              |
| # of Lots:          | 1                         | Lot Info:            |                          |
| Divisible:          | No                        | Zoning:              | Residential              |
|                     |                           | \$/Acre:             | \$34,392.00              |

Property Overview

|                       |                 |                          |             |
|-----------------------|-----------------|--------------------------|-------------|
| Current Use:          |                 | Buildings:               | No Building |
| Proposed Use:         |                 | Options:                 | Not Applic  |
| Facilities on Site:   | None            | Development Status:      | No Status   |
| Facilities near Site: | Electric, Water | Traffic Count:           |             |
| Water:                |                 | Traffic Year:            |             |
| Sewer:                | Septic Required | Public Transportation:   |             |
| Utilities:            |                 | Rail:                    |             |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt     |
| Soil Type:            | Not Applic      | Road Access:             | County Rd   |
| Soil Test:            |                 | Road Frontage Type:      | Private Rd  |
| Topography:           | Wooded          | Web Link:                |             |
| Documents Available:  | Survey Staked   | Association Website URL: |             |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551033300004000009 | Insurance Expense:   |  |
| Semi Tax:                      | \$272.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                                |                        |            |
|--------------------|--------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell        | Possible Financing:    |            |
| Listing Terms:     |                                | Inspection Warranties: |            |
| Listing Date:      | 05/27/2025                     | Disclosures:           |            |
| Entered:           | 05/29/2025                     | Other Disclosures:     |            |
| Temp Off Mkt Date: |                                | Possession:            | At Closing |
| Withdrawn Date:    |                                |                        |            |
| Last Change Date:  | 05/29/2025                     |                        |            |
| List Office:       | Keller Williams Indpls Metro N |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Tract 2 Skunk Hollow Rd, Martinsville, IN 46151

\$135,900



Active

Residential Land

3.81 Acres

Morgan County

Listing ID:

22021598

List Price:

\$135,900

Property Type:

Land

Orig. List Price:

\$135,900

Subtype:

Residential Land

List Date:

02/19/2025

Transaction Type:

For Sale

DOM/CDOM:

254/254

Subdivision:

No Subdivision

County:

Morgan

Directions

GPS Friendly

Public Remarks

Tract 2 offers 3.8 acres of open space, perfect for your next home site. Conveniently located just 10 minutes from Interstate 69, 15 minutes from Highway 135 & Bargersville, and just 35 min from downtown Indianapolis and Bloomington! This property provides ample room to create a garden, a hobby farm, or simply enjoy the peace and quiet of country living. Nestled in a serene rural setting, it offers the perfect opportunity for those seeking a tranquil lifestyle with the convenience of nearby amenities. Preliminary soil tests are on file, additional acreage available and financing options are also available.

Listing Details

|                     |                       |                      |                                          |
|---------------------|-----------------------|----------------------|------------------------------------------|
| Area:               | 5510 - Morgan - Green | School Dist:         | MSD Martinsville Schools                 |
| Legal Desc:         | TBD                   | Elementary School:   |                                          |
| Section/Lot Number: | /Tract 2              | Intermediate School: | Bell Intermediate Academy                |
| Lot Size (SqFt):    | 165963.6              | Middle School:       | John R. Wooden Middle School             |
| # of Acres:         | 3.81                  | High School:         |                                          |
| Usable Acres:       |                       | Type:                | Undeveloped                              |
| # of Lots:          |                       | Lot Info:            | Not In Subdivision, Rural No Subdivision |
| Divisible:          | No                    | Zoning:              | Ag                                       |
|                     |                       | \$/Acre:             | \$35,669.00                              |

Property Overview



|                       |                       |                          |                         |
|-----------------------|-----------------------|--------------------------|-------------------------|
| Current Use:          |                       | Buildings:               | Not Applicable          |
| Proposed Use:         |                       | Options:                 | Not Applicable          |
| Facilities on Site:   | Electric, See Remarks | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric              | Traffic Count:           |                         |
| Water:                |                       | Traffic Year:            |                         |
| Sewer:                | Septic Required       | Public Transportation:   |                         |
| Utilities:            |                       | Rail:                    |                         |
| Solid Waste:          | No                    | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applicable        | Road Access:             | County Rd               |
| Soil Test:            | Yes / On file         | Road Frontage Type:      | County Road             |
| Topography:           | Cleared               | Web Link:                |                         |
| Documents Available:  | Deed Restrictions     | Association Website URL: |                         |

|                                |                    |                      |                                                     |
|--------------------------------|--------------------|----------------------|-----------------------------------------------------|
| <b>Tax/HOA</b>                 |                    |                      |                                                     |
| Tax ID:                        | 551011400011001009 | Insurance Expense:   |                                                     |
| Semi Tax:                      | \$0.00             | Possible Financing:  | Contract, Conventional, Insured Conventional, Owner |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                                     |
| Tax Exempt:                    |                    | Existing Lease Type: |                                                     |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                                     |
| Association:                   | No                 | Proposed Lease:      |                                                     |
| Mgmt Co.:                      |                    | Proposed Term:       |                                                     |
| Mgmt Phone:                    |                    | Land Lease:          |                                                     |
| Fee Includes:                  |                    |                      |                                                     |
| Fee Amount:                    |                    |                      |                                                     |
| Fee Paid:                      |                    |                      |                                                     |
| Fee Includes:                  |                    |                      |                                                     |
| HOA Disclosure:                |                    |                      |                                                     |
| Amenities:                     |                    |                      |                                                     |

|                                           |                         |                        |                                                     |
|-------------------------------------------|-------------------------|------------------------|-----------------------------------------------------|
| <b>Contact &amp; Contract Information</b> |                         |                        |                                                     |
| List Type:                                | Exclusive Right to Sell | Possible Financing:    | Contract, Conventional, Insured Conventional, Owner |
| Listing Terms:                            |                         | Inspection Warranties: |                                                     |
| Listing Date:                             | 02/19/2025              | Disclosures:           |                                                     |
| Entered:                                  | 02/19/2025              | Other Disclosures:     | Not Applicable                                      |
| Temp Off Mkt Date:                        |                         | Possession:            | At Closing                                          |
| Withdrawn Date:                           |                         |                        |                                                     |
| Last Change Date:                         | 10/21/2025              |                        |                                                     |
| List Office:                              | Land Pro Realty         |                        |                                                     |

0 E Oro Ln, Martinsville, IN 46151

\$140,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 5.38 Acres        | Morgan County |
| Listing ID:       | 22054694         | List Price:       | \$140,000     |
| Property Type:    | Land             | Orig. List Price: | \$140,000     |
| Subtype:          | Residential Land | List Date:        | 08/04/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 96/480        |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Discover your dream property with this stunning five-acre parcel featuring mature trees and picturesque rolling hills. This beautiful piece of land offers the perfect building site for your custom home, surrounded by nature's beauty. Enjoy the tranquility and privacy of country living while being just a short drive from town. Don't miss this rare opportunity to own a slice of paradise!

Listing Details

|                     |                                                        |                      |                                          |
|---------------------|--------------------------------------------------------|----------------------|------------------------------------------|
| Area:               | 5512 - Morgan - Washington                             | School Dist:         | MSD Martinsville Schools                 |
| Legal Desc:         | S35 T12 R1E PT NE 5.38 A. AKA TRACT 11 GOLDSMITH WOODS | Elementary School:   | Centerton Elementary School              |
| Section/Lot Number: | /55-09-35-200-003.002-020                              | Intermediate School: | Bell Intermediate Academy                |
| Lot Size (SqFt):    | 234,353                                                | Middle School:       | John R. Wooden Middle School             |
| # of Acres:         | 5.38                                                   | High School:         | Martinsville High School                 |
| Usable Acres:       |                                                        | Type:                | Undeveloped                              |
| # of Lots:          | 1                                                      | Lot Info:            | Not In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                                     | Zoning:              | 501                                      |
|                     |                                                        | \$/Acre:             | \$26,022.00                              |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applic     |
| Facilities on Site:   | Electric        | Development Status:      | Not Applicable |
| Facilities near Site: | Other           | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic      | Road Access:             | Frontage Road  |
| Soil Test:            |                 | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Hilly, Wooded   | Web Link:                |                |
| Documents Available:  | None            | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550935200003002020 | Insurance Expense:   |  |
| Semi Tax:                      | \$320.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 08/04/2025              | Disclosures:           |            |
| Entered:           | 08/04/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 08/04/2025              |                        |            |
| List Office:       | Fox Haven Realty, LLC   |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

1 Paradise Lake Rd, Martinsville, IN 46151

\$143,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 3.48 Acres        | Morgan County |
| Listing ID:       | 22063373         | List Price:       | \$143,000     |
| Property Type:    | Land             | Orig. List Price: | \$150,000     |
| Subtype:          | Residential Land | List Date:        | 09/17/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 52/52         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

39.509915, -86.260364 Use coordinates in your gps. Home is located at stop sign to the right.

Public Remarks

Build your dream home on this stunning 3.48-acre corner lot, offering a perfect blend of open space and natural beauty. With water available at the road and septic required, this property is ready for your vision. Enjoy the peaceful setting with a wooded backdrop and a charming creek running through. Located just 10 minutes from both I-69 and SR-135, you'll have quick access to downtown Indianapolis in under 20 minutes and Bloomington in just 35. Whether you're looking for convenience or tranquility, this property delivers the best of both worlds. Don't miss this rare opportunity to own your ideal homesite!

Listing Details

|                     |                                    |                      |                                                                        |
|---------------------|------------------------------------|----------------------|------------------------------------------------------------------------|
| Area:               | 5510 - Morgan - Green              | School Dist:         | MSD Martinsville Schools                                               |
| Legal Desc:         | Lot 2 Keyler Minor Plat (3.481 Ac) | Elementary School:   |                                                                        |
| Section/Lot Number: | /2                                 | Intermediate School: |                                                                        |
| Lot Size (SqFt):    | 151,632                            | Middle School:       |                                                                        |
| # of Acres:         | 3.48                               | High School:         |                                                                        |
| Usable Acres:       |                                    | Type:                | Other                                                                  |
| # of Lots:          |                                    | Lot Info:            | Corner, Not In Subdivision, Rural No Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                 | Zoning:              | Residential                                                            |
|                     |                                    | \$/Acre:             | \$41,092.00                                                            |

Property Overview

|                       |                                        |                          |                |
|-----------------------|----------------------------------------|--------------------------|----------------|
| Current Use:          |                                        | Buildings:               | Not Applicable |
| Proposed Use:         |                                        | Options:                 | Not Applic     |
| Facilities on Site:   | None, Water                            | Development Status:      | Plat Recorded  |
| Facilities near Site: | Water                                  | Traffic Count:           |                |
| Water:                |                                        | Traffic Year:            |                |
| Sewer:                | Septic Required                        | Public Transportation:   |                |
| Utilities:            |                                        | Rail:                    |                |
| Solid Waste:          | No                                     | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                             | Road Access:             | Frontage Road  |
| Soil Test:            |                                        | Road Frontage Type:      | City Street    |
| Topography:           | Level                                  | Web Link:                |                |
| Documents Available:  | Aerial Photo, Legal Description, Other | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 551001400001003009 | Insurance Expense:   |  |
| Semi Tax:                      | \$352.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 09/17/2025              | Disclosures:           |            |
| Entered:           | 09/17/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 10/26/2025              |                        |            |
| List Office:       | Erin Anderson Realty    |                        |            |

Tract 3 Skunk Hollow Rd, Martinsville, IN 46151

\$145,900



|                   |  |                  |                             |
|-------------------|--|------------------|-----------------------------|
| Active            |  |                  |                             |
| Residential Land  |  | 5 Acres          | Morgan County               |
| Listing ID:       |  | 22021602         | List Price: \$145,900       |
| Property Type:    |  | Land             | Orig. List Price: \$149,900 |
| Subtype:          |  | Residential Land | List Date: 02/19/2025       |
| Transaction Type: |  | For Sale         | DOM/CDOM: 254/254           |
| Subdivision:      |  | No Subdivision   | County: Morgan              |

Directions

GPS Friendly

Public Remarks

Tract 3 is a 5-acre parcel featuring open space along with wooded privacy at the back of the property, ideal for your next homesite. Conveniently located just 10 minutes from Interstate 69, 15 minutes from Highway 135 & Bargersville, and just 35 minutes from downtown Indianapolis and Bloomington! The property offers ample room for gardening, a hobby farm, or simply enjoying the tranquility of country living. Preliminary soil tests are on file, additional acreage is available, and financing options are also available.

Listing Details

|                     |                       |                      |                                          |
|---------------------|-----------------------|----------------------|------------------------------------------|
| Area:               | 5510 - Morgan - Green | School Dist:         | MSD Martinsville Schools                 |
| Legal Desc:         | TBD                   | Elementary School:   | Green Township Elementary School         |
| Section/Lot Number: | /Tract 4              | Intermediate School: | Bell Intermediate Academy                |
| Lot Size (SqFt):    | 217,800               | Middle School:       | John R. Wooden Middle School             |
| # of Acres:         | 5                     | High School:         |                                          |
| Usable Acres:       |                       | Type:                | Undeveloped                              |
| # of Lots:          |                       | Lot Info:            | Not In Subdivision, Rural No Subdivision |
| Divisible:          | No                    | Zoning:              | Ag                                       |
|                     |                       | \$/Acre:             | \$29,180.00                              |

Property Overview

|                       |                       |                          |                         |
|-----------------------|-----------------------|--------------------------|-------------------------|
| Current Use:          |                       | Buildings:               | Not Applicable          |
| Proposed Use:         |                       | Options:                 | Not Applicable          |
| Facilities on Site:   | Electric, See Remarks | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric              | Traffic Count:           |                         |
| Water:                |                       | Traffic Year:            |                         |
| Sewer:                | Septic Required       | Public Transportation:   |                         |
| Utilities:            |                       | Rail:                    |                         |
| Solid Waste:          | No                    | Road Surface Type:       | Asphalt                 |
| Soil Type:            | Not Applicable        | Road Access:             | County Rd               |
| Soil Test:            | Yes / On file         | Road Frontage Type:      | County Road             |
| Topography:           | Cleared               | Web Link:                |                         |
| Documents Available:  | Deed Restrictions     | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |                                                     |
|--------------------------------|--------------------|----------------------|-----------------------------------------------------|
| Tax ID:                        | 551011400011001009 | Insurance Expense:   |                                                     |
| Semi Tax:                      | \$0.00             | Possible Financing:  | Contract, Conventional, Insured Conventional, Owner |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                                     |
| Tax Exempt:                    |                    | Existing Lease Type: |                                                     |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                                     |
| Association:                   | No                 | Proposed Lease:      |                                                     |
| Mgmt Co.:                      |                    | Proposed Term:       |                                                     |
| Mgmt Phone:                    |                    | Land Lease:          |                                                     |
| Fee Includes:                  |                    |                      |                                                     |
| Fee Amount:                    |                    |                      |                                                     |
| Fee Paid:                      |                    |                      |                                                     |
| Fee Includes:                  |                    |                      |                                                     |
| HOA Disclosure:                |                    |                      |                                                     |
| Amenities:                     |                    |                      |                                                     |

Contact & Contract Information

|                    |                         |                        |                                                     |
|--------------------|-------------------------|------------------------|-----------------------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Contract, Conventional, Insured Conventional, Owner |
| Listing Terms:     |                         | Inspection Warranties: |                                                     |
| Listing Date:      | 02/19/2025              | Disclosures:           |                                                     |
| Entered:           | 02/19/2025              | Other Disclosures:     | Not Applicable                                      |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                                          |
| Withdrawn Date:    |                         |                        |                                                     |
| Last Change Date:  | 05/27/2025              |                        |                                                     |
| List Office:       | Land Pro Realty         |                        |                                                     |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM



156 S Waggoner Rd, Paragon, IN 46166

\$150,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 11.78 Acres       | Morgan County |
| Listing ID:       | 22072034         | List Price:       | \$150,000     |
| Property Type:    | Land             | Orig. List Price: | \$150,000     |
| Subtype:          | Residential Land | List Date:        | 11/05/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 3/3           |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Pull into the drive of this 11.8 acre estate in rural Morgan County and feel the worries melt away. Incredible country views can be enjoyed from every square foot of this amazing property. Filled with pasture areas and several mature trees, this one has it all. Huge old barn still on the property, but holds no value. Hurry before this stunning, undeveloped homestead is gone forever.

Listing Details

|                     |                            |                      |                                                                |
|---------------------|----------------------------|----------------------|----------------------------------------------------------------|
| Area:               | 5513 - Morgan - Ray        | School Dist:         | MSD Martinsville Schools                                       |
| Legal Desc:         | S3 T11 R2w Pt W Nw 5.82 A; | Elementary School:   |                                                                |
| Section/Lot Number: | /55-11-03-100-004.002-018  | Intermediate School: |                                                                |
| Lot Size (SqFt):    | 513,137                    | Middle School:       |                                                                |
| # of Acres:         | 11.78                      | High School:         |                                                                |
| Usable Acres:       |                            | Type:                | Single Lot                                                     |
| # of Lots:          |                            | Lot Info:            | Not In Subdivision, Rural No Subdivision, Trees Mature, Wooded |
| Divisible:          | No                         | Zoning:              | Residential                                                    |
|                     |                            | \$/Acre:             | \$12,733.00                                                    |

Property Overview



|                       |                   |                          |             |
|-----------------------|-------------------|--------------------------|-------------|
| Current Use:          |                   | Buildings:               | Barns       |
| Proposed Use:         |                   | Options:                 | Not Applic  |
| Facilities on Site:   | Electric          | Development Status:      | No Status   |
| Facilities near Site: | Electric          | Traffic Count:           |             |
| Water:                |                   | Traffic Year:            |             |
| Sewer:                | Septic Required   | Public Transportation:   |             |
| Utilities:            |                   | Rail:                    |             |
| Solid Waste:          | No                | Road Surface Type:       | Asphalt     |
| Soil Type:            | Not Applic        | Road Access:             | County Rd   |
| Soil Test:            | No                | Road Frontage Type:      | County Road |
| Topography:           | Pasture, Wooded   | Web Link:                |             |
| Documents Available:  | Legal Description | Association Website URL: |             |

Tax/HOA

|                                |                          |                      |                                    |
|--------------------------------|--------------------------|----------------------|------------------------------------|
| Tax ID:                        | 551103100004002018       | Insurance Expense:   |                                    |
| MultiTax ID:                   | 55-11-03-300-001.000-018 | Possible Financing:  | Conventional, Insured Conventional |
| Semi Tax:                      | \$626.00                 | Existing Lease:      |                                    |
| Tax Year Due:                  | 2024                     | Existing Lease Type: |                                    |
| Tax Exempt:                    |                          | Remaining Term:      |                                    |
| Low Maintenance Lifestyle Y/N: |                          | Proposed Lease:      |                                    |
| Association:                   | No                       | Proposed Term:       |                                    |
| Mgmt Co.:                      |                          | Land Lease:          |                                    |
| Mgmt Phone:                    |                          |                      |                                    |
| Fee Includes:                  |                          |                      |                                    |
| Fee Amount:                    |                          |                      |                                    |
| Fee Paid:                      |                          |                      |                                    |
| Fee Includes:                  |                          |                      |                                    |
| HOA Disclosure:                |                          |                      |                                    |
| Amenities:                     |                          |                      |                                    |

Contact & Contract Information

|                    |                              |                        |                                    |
|--------------------|------------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                     |
| Listing Date:      | 11/05/2025                   | Disclosures:           |                                    |
| Entered:           | 11/05/2025                   | Other Disclosures:     |                                    |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                         |
| Withdrawn Date:    |                              |                        |                                    |
| Last Change Date:  | 11/05/2025                   |                        |                                    |
| List Office:       | Keller Williams Indy Metro S |                        |                                    |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

1740 Haven Trl, Martinsville, IN 46151-6737

↓ \$175,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 5.01 Acres        | Morgan County |
| Listing ID:       | 22069173         | List Price:       | \$175,000     |
| Property Type:    | Land             | Orig. List Price: | \$185,000     |
| Subtype:          | Residential Land | List Date:        | 10/19/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 20/20         |
| Subdivision:      | Scenic View      | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Private, wooded, 5 acre building site with an abundance of wildlife & quiet relief from the city, located in the beautiful Scenic View Estates. This land has hills and flat areas making this the perfect oasis to build your dream home. Scenic views of the forested hills and rolling terrain wrap this homesite with beauty. If you desire seclusion and appreciate what only nature can provide, then this is for you. No need for a well, municipal water nearby. Come build your dreams here! Enjoy convenient proximity to state & interstate highways for the commuters. High speed internet available.

Listing Details

|                     |                                                          |                      |                              |
|---------------------|----------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5506 - Morgan - Clay                                     | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | S6 T12 R1e Pt Nw Ne 5.011 A Aka Parcel 7 Scenic View Est | Elementary School:   | Centerton Elementary School  |
| Section/Lot Number: | /55-09-06-200-020.004-006                                | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 218,279                                                  | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 5.01                                                     | High School:         | Martinsville High School     |
| Usable Acres:       |                                                          | Type:                | Undeveloped                  |
| # of Lots:          |                                                          | Lot Info:            | Trees Mature, Wooded         |
| Divisible:          | No                                                       | Zoning:              | Residential                  |
|                     |                                                          | \$/Acre:             | \$34,930.00                  |

Property Overview

|                       |                          |                          |                         |
|-----------------------|--------------------------|--------------------------|-------------------------|
| Current Use:          |                          | Buildings:               | Not Applicable          |
| Proposed Use:         |                          | Options:                 | Not Applic              |
| Facilities on Site:   | None                     | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Water          | Traffic Count:           |                         |
| Water:                |                          | Traffic Year:            |                         |
| Sewer:                | Septic Required          | Public Transportation:   |                         |
| Utilities:            |                          | Rail:                    |                         |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt                 |
| Soil Type:            | See Remarks              | Road Access:             | Access Rd               |
| Soil Test:            | No                       | Road Frontage Type:      | Private Rd              |
| Topography:           | Hilly, Wooded            | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                         |

**Tax/HOA**

|                                |                                            |                      |  |
|--------------------------------|--------------------------------------------|----------------------|--|
| Tax ID:                        | 550906200020004006                         | Insurance Expense:   |  |
| Semi Tax:                      | \$258.00                                   | Possible Financing:  |  |
| Tax Year Due:                  | 2024                                       | Existing Lease:      |  |
| Tax Exempt:                    |                                            | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                                            | Remaining Term:      |  |
| Association:                   | Yes                                        | Proposed Lease:      |  |
| Mgmt Co.:                      | Scenic View Estates Homeowners Association | Proposed Term:       |  |
| Mgmt Phone:                    | (317) 443-9826                             | Land Lease:          |  |
| Fee Includes:                  | Mandatory Fee                              |                      |  |
| Fee Amount:                    | \$470                                      |                      |  |
| Fee Paid:                      | Annually                                   |                      |  |
| Fee Includes:                  | Association Home Owners, Trash Removal     |                      |  |
| HOA Disclosure:                | Covenants & Restrictions                   |                      |  |
| Amenities:                     | Trash                                      |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 10/19/2025              | Disclosures:           |            |
| Entered:           | 10/21/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 10/30/2025              |                        |            |
| List Office:       | Epique Inc              |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Dynasty Ridge Rd, Martinsville, IN 46151

\$175,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 3.17 Acres        | Morgan County |
| Listing ID:       |  | 22067685         | List Price:       | \$175,000     |
| Property Type:    |  | Land             | Orig. List Price: | \$175,000     |
| Subtype:          |  | Residential Land | List Date:        | 10/24/2025    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 15/15         |
| Subdivision:      |  | Dynasty          | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Build your legacy on this extraordinary 3.165-acre estate lot in the exclusive Dynasty community. Perfectly positioned at the end of a private cul-de-sac, this property offers unmatched seclusion and sweeping views overlooking Painted Hills Lake. With utilities at the road and no HOA or covenants, you have the freedom to design a luxury residence, modern barndominium, or retreat-style estate-a true blank canvas for your vision. Experience tranquility, privacy, and prestige, all within reach of Martinsville and Indian Creek Schools. A setting this rare combines the serenity of nature with the sophistication of endless possibility. Boundary lines are estimated.

Listing Details

|                     |                                                                                                                                                                                                                                                       |                      |                                                                     |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------|
| Area:               | 5511 - Morgan - Jackson                                                                                                                                                                                                                               | School Dist:         | Nineveh-Hensley-Jackson United                                      |
| Legal Desc:         | 3.165 acres. A part of the North Half of the Northwest Quarter of Section 17, Township 11 North, Range 2 East of the Second Principal Meridian, in Jackson Township, Morgan County, Indiana, the description of which having been prepared by J. Ross | Elementary School:   | Indian Creek Elementary School                                      |
|                     |                                                                                                                                                                                                                                                       | Intermediate School: | Indian Creek Intermediate School                                    |
| Section/Lot Number: | /10B                                                                                                                                                                                                                                                  | Middle School:       | Indian Creek Middle School                                          |
| Lot Size (SqFt):    | 43,560                                                                                                                                                                                                                                                | High School:         | Indian Creek Sr High School                                         |
| # of Acres:         | 3.17                                                                                                                                                                                                                                                  | Type:                | Single Lot                                                          |
| Usable Acres:       |                                                                                                                                                                                                                                                       | Lot Info:            | Cul-De-Sac, Rural In Subdivision, Trees Mature, Trees Small, Wooded |
| # of Lots:          |                                                                                                                                                                                                                                                       | Zoning:              | Single Family                                                       |
| Divisible:          | No                                                                                                                                                                                                                                                    | \$/Acre:             | \$55,292.00                                                         |

Property Overview

|                       |                             |                          |               |
|-----------------------|-----------------------------|--------------------------|---------------|
| Current Use:          |                             | Buildings:               | No Building   |
| Proposed Use:         |                             | Options:                 | Not Applic    |
| Facilities on Site:   | None                        | Development Status:      | Surveyed      |
| Facilities near Site: | Electric, Gas, Water        | Traffic Count:           |               |
| Water:                |                             | Traffic Year:            |               |
| Sewer:                | Septic Required             | Public Transportation:   |               |
| Utilities:            |                             | Rail:                    |               |
| Solid Waste:          | No                          | Road Surface Type:       | Concrete      |
| Soil Type:            | Not Applic                  | Road Access:             | Frontage Road |
| Soil Test:            | No                          | Road Frontage Type:      | Private Rd    |
| Topography:           | Not Applic                  | Web Link:                |               |
| Documents Available:  | Aerial Photo, Survey Staked | Association Website URL: |               |

Tax/HOA

|                                |                    |                      |                                    |
|--------------------------------|--------------------|----------------------|------------------------------------|
| Tax ID:                        | 000000000000000001 | Insurance Expense:   |                                    |
| Semi Tax:                      | \$0.00             | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                    |
| Tax Exempt:                    |                    | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                    |
| Association:                   | No                 | Proposed Lease:      |                                    |
| Mgmt Co.:                      |                    | Proposed Term:       |                                    |
| Mgmt Phone:                    |                    | Land Lease:          |                                    |
| Fee Includes:                  |                    |                      |                                    |
| Fee Amount:                    |                    |                      |                                    |
| Fee Paid:                      |                    |                      |                                    |
| Fee Includes:                  |                    |                      |                                    |
| HOA Disclosure:                |                    |                      |                                    |
| Amenities:                     |                    |                      |                                    |

Contact & Contract Information

|                    |                         |                        |                                    |
|--------------------|-------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                         | Inspection Warranties: |                                    |
| Listing Date:      | 10/24/2025              | Disclosures:           |                                    |
| Entered:           | 10/24/2025              | Other Disclosures:     |                                    |
| Temp Off Mkt Date: |                         | Possession:            | At Closing, Negotiable             |
| Withdrawn Date:    |                         |                        |                                    |
| Last Change Date:  | 10/24/2025              |                        |                                    |
| List Office:       | F.C. Tucker Company     |                        |                                    |

0 Godsey Rd, Martinsville, IN 46151

\$188,360



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 11.08 Acres       | Morgan County |
| Listing ID:       | 22069802         | List Price:       | \$188,360     |
| Property Type:    | Land             | Orig. List Price: | \$188,360     |
| Subtype:          | Residential Land | List Date:        | 10/26/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 13/13         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Escape to the peace and quiet of the country with this beautiful piece of land offering the perfect blend of open space and wooded retreat. The front portion of the property is flat and ready for your dream home, barndominium, or weekend getaway-with utilities conveniently nearby for an easy build. The remaining acreage is wooded and filled with Indiana wildlife, providing a private, natural setting for hunting, hiking, or simply enjoying the outdoors. With trails already in place, you can explore and experience the tranquility of nature right from your own backyard. Whether you're looking to build, camp, or invest, this property has the ideal mix of usability and seclusion.

Listing Details

|                     |                              |                      |                              |
|---------------------|------------------------------|----------------------|------------------------------|
| Area:               | 5514 - Morgan - Baker        | School Dist:         | MSD Martinsville Schools     |
| Legal Desc:         | S23 T11 R1w Pt E Sw 11.079 A | Elementary School:   |                              |
| Section/Lot Number: | /0                           | Intermediate School: | Bell Intermediate Academy    |
| Lot Size (SqFt):    | 482,601                      | Middle School:       | John R. Wooden Middle School |
| # of Acres:         | 11.08                        | High School:         |                              |
| Usable Acres:       |                              | Type:                | Undeveloped                  |
| # of Lots:          |                              | Lot Info:            |                              |
| Divisible:          | Yes                          | Zoning:              | Residential                  |
|                     |                              | \$/Acre:             | \$17,000.00                  |

Property Overview

|                                      |                          |                |
|--------------------------------------|--------------------------|----------------|
| Current Use:                         | Buildings:               | Not Applicable |
| Proposed Use:                        | Options:                 | Not Applic     |
| Facilities on Site:None              | Development Status:      | No Status      |
| Facilities near Site:Electric, Water | Traffic Count:           |                |
| Water:                               | Traffic Year:            |                |
| Sewer:Not Applicable                 | Public Transportation:   |                |
| Utilities:                           | Rail:                    |                |
| Solid Waste:No                       | Road Surface Type:       | Asphalt        |
| Soil Type:Not Applic                 | Road Access:             | County Rd      |
| Soil Test:No                         | Road Frontage Type:      | County Road    |
| Topography:Cleared, Wooded           | Web Link:                |                |
| Documents Available:Aerial Photo     | Association Website URL: |                |

Tax/HOA

|                                |                      |
|--------------------------------|----------------------|
| Tax ID:551223300011009003      | Insurance Expense:   |
| Semi Tax:\$299.00              | Possible Financing:  |
| Tax Year Due:2024              | Existing Lease:      |
| Tax Exempt:                    | Existing Lease Type: |
| Low Maintenance Lifestyle Y/N: | Remaining Term:      |
| Association:                   | Proposed Lease:      |
| Mgmt Co.:                      | Proposed Term:       |
| Mgmt Phone:                    | Land Lease:          |
| Fee Includes:                  |                      |
| Fee Amount:                    |                      |
| Fee Paid:                      |                      |
| Fee Includes:                  |                      |
| HOA Disclosure:                |                      |
| Amenities:                     |                      |

Contact & Contract Information

|                                   |                        |
|-----------------------------------|------------------------|
| List Type:Exclusive Right to Sell | Possible Financing:    |
| Listing Terms:                    | Inspection Warranties: |
| Listing Date:10/26/2025           | Disclosures:           |
| Entered:10/26/2025                | Other Disclosures:     |
| Temp Off Mkt Date:                | Possession:At Closing  |
| Withdrawn Date:                   |                        |
| Last Change Date:10/26/2025       |                        |
| List Office:Bennett Realty        |                        |

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13847 N Settle Way, Camby, IN 46113-0009

\$194,500



Active

Residential Land

4.16 Acres

Morgan County

Listing ID:

21969766

List Price:

\$194,500

Property Type:

Land

Orig. List Price:

\$209,900

Subtype:

Residential Land

List Date:

03/20/2024

Transaction Type:

For Sale

DOM/CDOM:

594/594

Subdivision:

No Subdivision

County:

Morgan

Directions

GPS Friendly

Public Remarks

Build your dream home and enjoy the amazing views from almost every spot on this 4.1 acre lot. You could not ask for a better location...minutes to shopping and restaurants, Airport 10 minutes away and downtown in 20 minutes great access to I-70, 465, and Ronald Reagan. This is the last lot in this subdivision and you can have horses and build outbuildings.

Listing Details

|                     |                                            |                      |                                                    |
|---------------------|--------------------------------------------|----------------------|----------------------------------------------------|
| Area:               | 5504 - Morgan - Madison                    | School Dist:         | Mooresville Con School Corp                        |
| Legal Desc:         | Lot 2 Settle's Overlook-Minor Plat 4.162 A | Elementary School:   |                                                    |
| Section/Lot Number: | /2                                         | Intermediate School: |                                                    |
| Lot Size (SqFt):    | 181,297                                    | Middle School:       | Paul Hadley Middle School                          |
| # of Acres:         | 4.16                                       | High School:         | Mooresville High School                            |
| Usable Acres:       |                                            | Type:                | Single Lot                                         |
| # of Lots:          |                                            | Lot Info:            | Corner, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                         | Zoning:              | Residential                                        |
|                     |                                            | \$/Acre:             | \$46,755.00                                        |

Property Overview



|                       |                                                                              |                        |                                      |
|-----------------------|------------------------------------------------------------------------------|------------------------|--------------------------------------|
| Current Use:          |                                                                              | Buildings:             | Not Applicable, Utility Buildings(s) |
| Proposed Use:         |                                                                              | Options:               | Not Applic                           |
| Facilities on Site:   | Electric                                                                     | Development Status:    | Plat Recorded, Surveyed              |
| Facilities near Site: | Other                                                                        | Traffic Count:         |                                      |
| Water:                | Other/See Remarks                                                            | Traffic Year:          |                                      |
| Sewer:                | Septic Required                                                              | Public Transportation: |                                      |
| Utilities:            |                                                                              | Rail:                  |                                      |
| Solid Waste:          | No                                                                           | Road Surface Type:     | Asphalt                              |
| Soil Type:            | Other                                                                        | Road Access:           | County Rd                            |
| Soil Test:            |                                                                              | Road Frontage Type:    | County Road                          |
| Topography:           | Sloping                                                                      | Web Link:              |                                      |
| Documents Available:  | Covenants & Restrictions, Legal Description, Percolation Test, Survey Staked |                        | Association Website URL:             |

**Tax/HOA**

|                                |                          |                      |                                 |
|--------------------------------|--------------------------|----------------------|---------------------------------|
| Tax ID:                        | 550229200004002015       | Insurance Expense:   |                                 |
| Semi Tax:                      | \$553.00                 | Possible Financing:  | Balloon, Contract, Conventional |
| Tax Year Due:                  | 2023                     | Existing Lease:      |                                 |
| Tax Exempt:                    | None                     | Existing Lease Type: |                                 |
| Low Maintenance Lifestyle Y/N: | No                       | Remaining Term:      |                                 |
| Association:                   | Yes                      | Proposed Lease:      |                                 |
| Mgmt Co.:                      | Developer                | Proposed Term:       |                                 |
| Mgmt Phone:                    |                          | Land Lease:          |                                 |
| Fee Includes:                  | Other/See Remarks        |                      |                                 |
| Fee Amount:                    | \$200                    |                      |                                 |
| Fee Paid:                      | Annually                 |                      |                                 |
| Fee Includes:                  |                          |                      |                                 |
| HOA Disclosure:                | Covenants & Restrictions |                      |                                 |
| Amenities:                     |                          |                      |                                 |

**Contact & Contract Information**

|                    |                         |                        |                                 |
|--------------------|-------------------------|------------------------|---------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Balloon, Contract, Conventional |
| Listing Terms:     |                         | Inspection Warranties: | Other                           |
| Listing Date:      | 03/20/2024              | Disclosures:           |                                 |
| Entered:           | 03/20/2024              | Other Disclosures:     | Other/See Remarks               |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                      |
| Withdrawn Date:    |                         |                        |                                 |
| Last Change Date:  | 07/05/2025              |                        |                                 |
| List Office:       | F.C. Tucker Company     |                        |                                 |

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0 E Lindley Rd, Mooresville, IN 46158

\$215,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 5.06 Acres        | Morgan County |
| Listing ID:       | 22056792         | List Price:       | \$215,000     |
| Property Type:    | Land             | Orig. List Price: | \$230,000     |
| Subtype:          | Residential Land | List Date:        | 08/16/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 84/84         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

If hard time mapping the location, use 1505 E Lindley Rd as a reference point.

Public Remarks

5 ACRES- This gives you the freedom to create your dream property on this beautiful 5 acre parcel. Peaceful country setting with no HOA restrictions and Mooresville Schools! Plenty of room for barns, gardens, and outdoor fun. Buyer can decide to create their driveway off of Lindley road, or use the shared private gravel road. Hill water available, or install a well. Septic is required. AES Power and High Speed Internet at the road and already being used by neighboring properties

Listing Details

|                     |                                                |                      |                             |
|---------------------|------------------------------------------------|----------------------|-----------------------------|
| Area:               | 5503 - Morgan - Brown                          | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | Lot 2 James Creek Minor Plat (5.056 Ac) Replat | Elementary School:   |                             |
| Section/Lot Number: | /55-05-10-400-002.002-004                      | Intermediate School: |                             |
| Lot Size (SqFt):    | 220413.6                                       | Middle School:       |                             |
| # of Acres:         | 5.06                                           | High School:         |                             |
| Usable Acres:       |                                                | Type:                | Agric Land                  |
| # of Lots:          | 1                                              | Lot Info:            |                             |
| Divisible:          | No                                             | Zoning:              | Residential                 |
|                     |                                                | \$/Acre:             | \$42,490.00                 |

Property Overview

|                       |                         |                          |                                    |
|-----------------------|-------------------------|--------------------------|------------------------------------|
| Current Use:          |                         | Buildings:               | No Building                        |
| Proposed Use:         |                         | Options:                 | Not Applic                         |
| Facilities on Site:   | Electric                | Development Status:      | Easements, Plat Recorded, Surveyed |
| Facilities near Site: | Water                   | Traffic Count:           |                                    |
| Water:                |                         | Traffic Year:            |                                    |
| Sewer:                | Septic Required         | Public Transportation:   |                                    |
| Utilities:            |                         | Rail:                    |                                    |
| Solid Waste:          | No                      | Road Surface Type:       | Asphalt                            |
| Soil Type:            | Not Applic              | Road Access:             | County Rd, Frontage Road           |
| Soil Test:            | Yes / On File           | Road Frontage Type:      | County Road                        |
| Topography:           | Cleared, Level, Pasture | Web Link:                |                                    |
| Documents Available:  | Covenants               | Association Website URL: |                                    |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550510400002002004 | Insurance Expense:   |  |
| Semi Tax:                      | \$584.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 08/16/2025              | Disclosures:           |            |
| Entered:           | 08/16/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 10/02/2025              |                        |            |
| List Office:       | The Stewart Home Group  |                        |            |

Lot 5 Goat Hollow Estates, Martinsville, IN 46151

\$215,000



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| Active            |  |                  |                   |
| Residential Land  |  | 7.67 Acres       | Morgan County     |
|                   |  |                  |                   |
| Listing ID:       |  | 22022575         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | No Subdivision   | County:           |

Directions

GPS Friendly

Public Remarks

Breathtaking views will be yours from every window of the home you build on this stunning 7.6 acre estate in Morgan County. Driveway has already been placed. Just bring your dreams and builder to get started. Wooded for privacy, this one checks all of the boxes. Well and Septic Required.

Listing Details

|                     |                                                        |                           |                      |                          |
|---------------------|--------------------------------------------------------|---------------------------|----------------------|--------------------------|
| Area:               |                                                        | 5506 - Morgan - Clay      | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | S34 T13 R1e W 1/2 Sw 55.392 Removed Cf 2010 #201008509 |                           |                      | Elementary School:       |
| Section/Lot Number: |                                                        | /55-05-34-300-001.000-006 | Intermediate School: |                          |
| Lot Size (SqFt):    |                                                        | 334,235                   | Middle School:       |                          |
| # of Acres:         |                                                        | 7.67                      | High School:         |                          |
| Usable Acres:       |                                                        |                           | Type:                | Agric Land, Single Lot   |
| # of Lots:          |                                                        |                           | Lot Info:            | Trees Mature, Wooded     |
| Divisible:          |                                                        | No                        | Zoning:              | Agricultural             |
|                     |                                                        |                           | \$/Acre:             | \$28,020.00              |

Property Overview

|                       |                                             |                          |                |
|-----------------------|---------------------------------------------|--------------------------|----------------|
| Current Use:          |                                             | Buildings:               | Not Applicable |
| Proposed Use:         |                                             | Options:                 | Not Applicable |
| Facilities on Site:   | None                                        | Development Status:      | Surveyed       |
| Facilities near Site: | Electric                                    | Traffic Count:           |                |
| Water:                |                                             | Traffic Year:            |                |
| Sewer:                | Septic Required                             | Public Transportation:   |                |
| Utilities:            |                                             | Rail:                    |                |
| Solid Waste:          | No                                          | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applicable                              | Road Access:             | Access Rd      |
| Soil Test:            |                                             | Road Frontage Type:      | Private Rd     |
| Topography:           | Sloping, Wooded                             | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Legal Description | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550534300001000006 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$77.00            | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    |                    | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   |                    | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 02/15/2025                   | Disclosures:           |                                              |
| Entered:           | 02/17/2025                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 02/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

3861 N Kindred Rdg, Martinsville, IN 46151-6214

\$215,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 13.29 Acres       | Morgan County |
| Listing ID:       |  | 22045539         | List Price:       | \$215,000     |
| Property Type:    |  | Land             | Orig. List Price: | \$224,000     |
| Subtype:          |  | Residential Land | List Date:        | 06/19/2025    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 142/142       |
| Subdivision:      |  | Corlett Ridge    | County:           | Morgan        |

Directions

NOT GPS Friendly; Follow Directional Signs; From Big Hurricane Rd turn onto Hancock Ridge, go just past the Hunters Honey Farm onto W Corlett; Turn Left onto N Kindred Ridge, Property Gate on Right.

Public Remarks

Discover 13.29 acres of pure potential in this stunning, wooded retreat-ready and waiting for your dream home! With multiple cleared potential building sites, a gravel driveway already in place, and culverts installed, the groundwork has been laid for your vision to take shape. A soil report has been completed, water and electricity available -just add septic. Meandering creeks and mature trees provide a peaceful, private setting that feels like living in your own treehouse paradise. Enjoy the flexibility to modify/divide the parcel once under the existing covenant, giving you options without compromise. Whether you're building a full-time residence or a secluded getaway, this property is the ideal canvas! Please schedule a showing and do not trespass beyond the gated area. Drone video available.

Listing Details

|                     |                                           |                      |                                |
|---------------------|-------------------------------------------|----------------------|--------------------------------|
| Area:               | 5508 - Morgan - Ashland                   | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | Lot 26 Corlett Ridge Subdivision 13.289 A | Elementary School:   |                                |
| Section/Lot Number: | /26                                       | Intermediate School: |                                |
| Lot Size (SqFt):    | 578,869                                   | Middle School:       |                                |
| # of Acres:         | 13.29                                     | High School:         |                                |
| Usable Acres:       |                                           | Type:                | Single Lot                     |
| # of Lots:          |                                           | Lot Info:            |                                |
| Divisible:          | Yes                                       | Zoning:              | Res                            |
|                     |                                           | \$/Acre:             | \$16,178.00                    |

Property Overview

|                       |                                                         |                          |                       |
|-----------------------|---------------------------------------------------------|--------------------------|-----------------------|
| Current Use:          |                                                         | Buildings:               | No Building           |
| Proposed Use:         |                                                         | Options:                 | Not Applic            |
| Facilities on Site:   | Electric, Telephone, Water                              | Development Status:      | Surveyed, See Remarks |
| Facilities near Site: | Electric                                                | Traffic Count:           |                       |
| Water:                |                                                         | Traffic Year:            |                       |
| Sewer:                | Septic Required                                         | Public Transportation:   |                       |
| Utilities:            |                                                         | Rail:                    |                       |
| Solid Waste:          | No                                                      | Road Surface Type:       | Gravel                |
| Soil Type:            | See Remarks                                             | Road Access:             | See Remarks           |
| Soil Test:            |                                                         | Road Frontage Type:      | Private Rd            |
| Topography:           | Hilly, Level, Wooded, See Remarks                       | Web Link:                |                       |
| Documents Available:  | Aerial Photo, Covenants, Legal Description, See Remarks | Association Website URL: |                       |

Tax/HOA

|                                |                                       |                      |                           |
|--------------------------------|---------------------------------------|----------------------|---------------------------|
| Tax ID:                        | 550817200003000002                    | Insurance Expense:   |                           |
| Semi Tax:                      | \$759.00                              | Possible Financing:  | Conventional, See Remarks |
| Tax Year Due:                  | 2024                                  | Existing Lease:      |                           |
| Tax Exempt:                    |                                       | Existing Lease Type: |                           |
| Low Maintenance Lifestyle Y/N: | No                                    | Remaining Term:      |                           |
| Association:                   | Yes                                   | Proposed Lease:      |                           |
| Mgmt Co.:                      | Corlett Ridge HOA                     | Proposed Term:       |                           |
| Mgmt Phone:                    | (317) 836-0045                        | Land Lease:          |                           |
| Fee Includes:                  | Mandatory Fee                         |                      |                           |
| Fee Amount:                    | \$100                                 |                      |                           |
| Fee Paid:                      | Annually                              |                      |                           |
| Fee Includes:                  | Association Home Owners, Snow Removal |                      |                           |
| HOA Disclosure:                | Covenants & Restrictions              |                      |                           |
| Amenities:                     |                                       |                      |                           |

Contact & Contract Information

|                    |                         |                        |                           |
|--------------------|-------------------------|------------------------|---------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, See Remarks |
| Listing Terms:     |                         | Inspection Warranties: | See Remarks               |
| Listing Date:      | 06/19/2025              | Disclosures:           |                           |
| Entered:           | 06/19/2025              | Other Disclosures:     |                           |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                |
| Withdrawn Date:    |                         |                        |                           |
| Last Change Date:  | 10/18/2025              |                        |                           |
| List Office:       | The Stewart Home Group  |                        |                           |



0000 N Lahr Dr, Martinsville, IN 46151

\$237,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 3.93 Acres        | Morgan County |
| Listing ID:       | 22040036         | List Price:       | \$237,000     |
| Property Type:    | Land             | Orig. List Price: | \$110,000     |
| Subtype:          | Residential Land | List Date:        | 05/18/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 174/174       |
| Subdivision:      | Lahr Lake Shore  | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Location, location, location! Perfect opportunity to build your dream lake life get away on this property made up of 3 separate lots totaling almost 4 acres. If peace and quiet is what you are looking for, this serene waterfront property is the ticket whether you are looking for a weekend recreational get away for fishing and the abundant wildlife or to build that dream lake house you have always wanted. The property has a gentle slope in the rear before the ravine with a beautiful wooded view that would be perfect for a multi-story, walk-out basement style build or build overlooking the lake with amazing views! This is the last property at a dead end cul-de-sac so it is very private with electric nearby and a 165 foot well already on the property. This lot is situated in an ideal location being just minutes to I-69 and Martinsville, 30 minutes to Bloomington, and 30 minutes to Indianapolis International Airport and Indianapolis. Schedule your showing today!

Listing Details

|                     |                                                                                                            |                      |                                             |
|---------------------|------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------|
| Area:               | 5509 - Morgan - Jefferson                                                                                  | School Dist:         | MSD Martinsville Schools                    |
| Legal Desc:         | LOT 5 LAHR LAKE SHORES SUBDIVISION, LOT 6 LAHR LAKE SHORES SUBDIVISION, LOT 7 LAHR LAKE SHORES SUBDIVISION | Elementary School:   | Centerton Elementary School                 |
|                     |                                                                                                            | Intermediate School: | Bell Intermediate Academy                   |
| Section/Lot Number: | /5                                                                                                         | Middle School:       | John R. Wooden Middle School                |
| Lot Size (SqFt):    | 171,191                                                                                                    | High School:         | Martinsville High School                    |
| # of Acres:         | 3.93                                                                                                       | Type:                | Other                                       |
| Usable Acres:       |                                                                                                            | Lot Info:            | Cul-De-Sac, Irregular, Trees Mature, Wooded |
| # of Lots:          | 2                                                                                                          | Zoning:              | Residential                                 |
| Divisible:          | No                                                                                                         | \$/Acre:             | \$60,305.00                                 |

Property Overview



|                       |                                        |                          |                |
|-----------------------|----------------------------------------|--------------------------|----------------|
| Current Use:          |                                        | Buildings:               | Not Applicable |
| Proposed Use:         |                                        | Options:                 | Not Applic     |
| Facilities on Site:   | Electric, See Remarks                  | Development Status:      | Easements      |
| Facilities near Site: | Electric                               | Traffic Count:           |                |
| Water:                |                                        | Traffic Year:            |                |
| Sewer:                | Septic Required                        | Public Transportation:   |                |
| Utilities:            |                                        | Rail:                    |                |
| Solid Waste:          | No                                     | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                             | Road Access:             | Access Rd      |
| Soil Test:            |                                        | Road Frontage Type:      | Private Rd     |
| Topography:           | Sloping                                | Web Link:                |                |
| Documents Available:  | Aerial Photo, Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                                    |                      |                  |
|--------------------------------|------------------------------------|----------------------|------------------|
| Tax ID:                        | 550814380001000014                 | Insurance Expense:   |                  |
| MultiTax ID:                   | LOT 6 LAHR LAKE SHORES SUBDIVISION | Possible Financing:  | Conventional, VA |
| Semi Tax:                      | \$134.99                           | Existing Lease:      |                  |
| Tax Year Due:                  | 2025                               | Existing Lease Type: |                  |
| Tax Exempt:                    |                                    | Remaining Term:      |                  |
| Low Maintenance Lifestyle Y/N: | Yes                                | Proposed Lease:      |                  |
| Association:                   | Yes                                | Proposed Term:       |                  |
| Mgmt Co.:                      | Lahr Lake Shores                   | Land Lease:          |                  |
| Mgmt Phone:                    | (317) 408-4111x3179972460          |                      |                  |
| Fee Includes:                  | Mandatory Fee                      |                      |                  |
| Fee Amount:                    | \$150                              |                      |                  |
| Fee Paid:                      | Semi Annual                        |                      |                  |
| Fee Includes:                  |                                    |                      |                  |
| HOA Disclosure:                | Covenants & Restrictions           |                      |                  |
| Amenities:                     |                                    |                      |                  |

Contact & Contract Information

|                    |                             |                        |                  |
|--------------------|-----------------------------|------------------------|------------------|
| List Type:         | Exclusive Right to Sell     | Possible Financing:    | Conventional, VA |
| Listing Terms:     |                             | Inspection Warranties: |                  |
| Listing Date:      | 05/18/2025                  | Disclosures:           |                  |
| Entered:           | 05/20/2025                  | Other Disclosures:     |                  |
| Temp Off Mkt Date: |                             | Possession:            | At Closing       |
| Withdrawn Date:    |                             |                        |                  |
| Last Change Date:  | 07/12/2025                  |                        |                  |
| List Office:       | Bear Real Estate Sales, LLC |                        |                  |

Lot 2 Goat Hollow Estates Rd, Martinsville, IN 46151

\$239,900



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 8.99 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22025431         |  | List Price:       |  | \$239,900     |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$239,900     |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 03/06/2025    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 228/228       |  |
| Subdivision:      |  | No Subdivision   |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Stunning views will be available from every window of your new home on this incredible 9 acre estate. A winding drive brings you to the top where there are multiple perfect building spots. Soil test and survey are done. Bring your builder, dreams and get started today. Covenants and Restrictions.

Listing Details

|                     |  |                                                        |  |                      |  |                          |  |
|---------------------|--|--------------------------------------------------------|--|----------------------|--|--------------------------|--|
| Area:               |  | 5506 - Morgan - Clay                                   |  | School Dist:         |  | MSD Martinsville Schools |  |
| Legal Desc:         |  | S34 T13 R1e W 1/2 Sw 55.392 Removed Cf 2010 #201008509 |  | Elementary School:   |  |                          |  |
| Section/Lot Number: |  | /55-05-34-300-001.000-006                              |  | Intermediate School: |  |                          |  |
| Lot Size (SqFt):    |  | 391,473                                                |  | Middle School:       |  |                          |  |
| # of Acres:         |  | 8.99                                                   |  | High School:         |  |                          |  |
| Usable Acres:       |  |                                                        |  | Type:                |  | Single Lot               |  |
| # of Lots:          |  |                                                        |  | Lot Info:            |  | Trees Mature, Wooded     |  |
| Divisible:          |  | No                                                     |  | Zoning:              |  | agricultural             |  |
|                     |  |                                                        |  | \$/Acre:             |  | \$26,694.00              |  |

Property Overview

|                       |                                                      |                          |             |
|-----------------------|------------------------------------------------------|--------------------------|-------------|
| Current Use:          |                                                      | Buildings:               | No Building |
| Proposed Use:         |                                                      | Options:                 | Not Applic  |
| Facilities on Site:   | Not Applicable                                       | Development Status:      | Surveyed    |
| Facilities near Site: | Electric                                             | Traffic Count:           |             |
| Water:                |                                                      | Traffic Year:            |             |
| Sewer:                | Septic Required                                      | Public Transportation:   |             |
| Utilities:            |                                                      | Rail:                    |             |
| Solid Waste:          | No                                                   | Road Surface Type:       | Gravel      |
| Soil Type:            | Not Applic                                           | Road Access:             | Access Rd   |
| Soil Test:            |                                                      | Road Frontage Type:      | Private Rd  |
| Topography:           | Hilly, Wooded                                        | Web Link:                |             |
| Documents Available:  | Covenants & Restrictions, Survey Soil, Survey Staked | Association Website URL: |             |

Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550534300001000006 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$77.00            | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                              |
| Tax Exempt:                    |                    | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   |                    | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: |                                              |
| Listing Date:      | 03/06/2025                   | Disclosures:           |                                              |
| Entered:           | 03/06/2025                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 09/25/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 Goat Hollow Estates Lot 1, Martinsville, IN 46151

\$249,000



Active

Residential Land

11 Acres

Morgan County

Listing ID:

22002043

List Price:

\$249,000

Property Type:

Land

Orig. List Price:

\$249,000

Subtype:

Residential Land

List Date:

09/16/2024

Transaction Type:

For Sale

DOM/CDOM:

405/405

Subdivision:

No Subdivision

County:

Morgan

Directions

GPS Friendly

Public Remarks

A view to take your breath away...a price to let you breathe!!! Incredible 11.9 acre homesite offering the best of Morgan County. Gorgeous woods, winding drive (already in), creek and nature at it's finest. This idyllic property offers a rare opportunity to own a large slice of paradise where your imagination can run wild for the estate of your dreams.

Listing Details

|                     |                                                        |                           |                      |  |                          |
|---------------------|--------------------------------------------------------|---------------------------|----------------------|--|--------------------------|
| Area:               |                                                        | 5506 - Morgan - Clay      | School Dist:         |  | MSD Martinsville Schools |
| Legal Desc:         | S34 T13 R1e W 1/2 Sw 55.392 Removed Cf 2010 #201008509 |                           | Elementary School:   |  |                          |
| Section/Lot Number: |                                                        | /55-05-34-300.001-000-006 | Intermediate School: |  |                          |
| Lot Size (SqFt):    |                                                        | 518,364                   | Middle School:       |  |                          |
| # of Acres:         |                                                        | 11                        | High School:         |  |                          |
| Usable Acres:       |                                                        |                           | Type:                |  | Agric Land               |
| # of Lots:          |                                                        |                           | Lot Info:            |  | Trees Mature, Wooded     |
| Divisible:          |                                                        | No                        | Zoning:              |  | Agricultural             |
|                     |                                                        |                           | \$/Acre:             |  | \$22,636.00              |

Property Overview

Tax/HOA

## Contact & Contract Information

Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

5245 Upper Patton Park Rd, Martinsville, IN 46151

↓ \$255,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 34.94 Acres       | Morgan County |
| Listing ID:       | 22061740         | List Price:       | \$255,000     |
| Property Type:    | Land             | Orig. List Price: | \$280,000     |
| Subtype:          | Residential Land | List Date:        | 09/08/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 61/61         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

What a pleasure to introduce you to this beautiful tract of recreational real estate in the heart of Morgan County! Consisting of 3 parcels totaling 35 acres +/- and located very near Patton Lake, this property will provide the new owner an incredible opportunity to build a new cabin or cottage to take advantage of all the wildlife that calls this area home. From whitetail deer to turkey to waterfowl to small game, this property has it all. Evidence of deer migration is everywhere. The woodlands situated on the south end of the tract, beyond providing important hard mast, also provides both secure and thermal cover for the deer herd. The network of creeks traversing the property provides much needed water, and the basin area on the north half provides ample browse. The property also serves as premier habitat for Spring turkey hunting. Well and septic are already on-site and complements a beautiful 3-acre building site for a seasonal cabin or cottage. Perhaps even a new dwelling! The wetlands situated on the east end of the tract could be eligible for USDA's WRP Program, as well as Indiana's Wetland Program Plan (IWPP). A barn and a utility shed already exist on-site. An aging, long-abandoned dwelling is also present, but due to its current condition, could prove to present danger and risk if entered. Hence, the property is being sold in "As-Is" condition. Book your personal tour of this property soon! The changing leaves will turn this property into something very special.

Listing Details

|                     |                            |                      |                                                                             |
|---------------------|----------------------------|----------------------|-----------------------------------------------------------------------------|
| Area:               | 5507 - Morgan - Gregg      | School Dist:         | Monroe-Gregg School District                                                |
| Legal Desc:         | S3 T12 R1W PT S SW 28,50 A | Elementary School:   | Monrovia Elementary School                                                  |
| Section/Lot Number: | 3/550803300019000010       | Intermediate School: |                                                                             |
| Lot Size (SqFt):    | 0                          | Middle School:       | Monrovia Middle School                                                      |
| # of Acres:         | 34.94                      | High School:         | Monrovia High School                                                        |
| Usable Acres:       |                            | Type:                | Timber Farm                                                                 |
| # of Lots:          |                            | Lot Info:            | Not In Subdivision, Rural No Subdivision, Trees Mature, Trees Small, Wooded |
| Divisible:          | No                         | Zoning:              | Unplatted Vacant Land                                                       |
|                     |                            | \$/Acre:             | \$7,297.00                                                                  |

Property Overview

|                       |                          |                                 |
|-----------------------|--------------------------|---------------------------------|
| Current Use:          | Buildings:               | Barns, Equipment Shed, No Value |
| Proposed Use:         | Options:                 | Not Applic                      |
| Facilities on Site:   | Development Status:      | No Status                       |
| Facilities near Site: | Traffic Count:           |                                 |
| Water:                | Traffic Year:            |                                 |
| Sewer:                | Public Transportation:   |                                 |
| Utilities:            | Rail:                    |                                 |
| Solid Waste:          | Road Surface Type:       | Asphalt                         |
| Soil Type:            | Road Access:             | County Rd                       |
| Soil Test:            | Road Frontage Type:      | County Road                     |
| Topography:           | Web Link:                |                                 |
| Documents Available:  | Association Website URL: |                                 |

Tax/HOA

|                                |                    |                      |                                |
|--------------------------------|--------------------|----------------------|--------------------------------|
| Tax ID:                        | 550803300019000010 | Insurance Expense:   |                                |
| MultiTax ID:                   | 550803300010000010 | Possible Financing:  | 1031Exchange, Conventional, VA |
| Semi Tax:                      | \$1,105.00         | Existing Lease:      |                                |
| Tax Year Due:                  | 2024               | Existing Lease Type: |                                |
| Tax Exempt:                    | None               | Remaining Term:      |                                |
| Low Maintenance Lifestyle Y/N: | Yes                | Proposed Lease:      |                                |
| Association:                   | No                 | Proposed Term:       |                                |
| Mgmt Co.:                      |                    | Land Lease:          |                                |
| Mgmt Phone:                    |                    |                      |                                |
| Fee Includes:                  |                    |                      |                                |
| Fee Amount:                    |                    |                      |                                |
| Fee Paid:                      |                    |                      |                                |
| Fee Includes:                  |                    |                      |                                |
| HOA Disclosure:                |                    |                      |                                |
| Amenities:                     |                    |                      |                                |

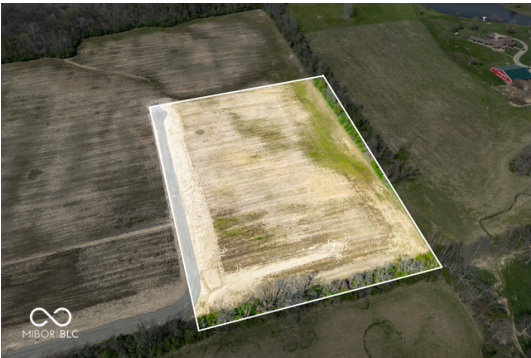
Contact & Contract Information

|                    |                         |                        |                                |
|--------------------|-------------------------|------------------------|--------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | 1031Exchange, Conventional, VA |
| Listing Terms:     |                         | Inspection Warranties: |                                |
| Listing Date:      | 09/08/2025              | Disclosures:           |                                |
| Entered:           | 09/09/2025              | Other Disclosures:     | As-Is                          |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                     |
| Withdrawn Date:    |                         |                        |                                |
| Last Change Date:  | 11/03/2025              |                        |                                |
| List Office:       | Mossy Oak Properties    |                        |                                |



Lot 5 Legacy Estates Rd, Mooresville, IN 46158

\$259,000



|                   |                  |                   |            |               |
|-------------------|------------------|-------------------|------------|---------------|
| <b>Active</b>     |                  | Residential Land  | 7.18 Acres | Morgan County |
| Listing ID:       | 22012574         | List Price:       | \$259,000  |               |
| Property Type:    | Land             | Orig. List Price: | \$259,000  |               |
| Subtype:          | Residential Land | List Date:        | 11/21/2024 |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 346/346    |               |
| Subdivision:      | No Subdivision   | County:           | Morgan     |               |

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

Ready to build in Mooresville Schools? Spectacular 7.18 acres with multiple building spots just waiting on your dream plans. Open, level front of the lot with private tree-line in rear. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |                           |                      |                             |
|---------------------|---------------------------|----------------------|-----------------------------|
| Area:               | 5504 - Morgan - Madison   | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S17 T13 R2e Ne 52.147 A   | Elementary School:   |                             |
| Section/Lot Number: | /55-06-17-200-008.000-015 | Intermediate School: |                             |
| Lot Size (SqFt):    | 312,935                   | Middle School:       |                             |
| # of Acres:         | 7.18                      | High School:         |                             |
| Usable Acres:       |                           | Type:                | Agric Land, Single Lot      |
| # of Lots:          |                           | Lot Info:            |                             |
| Divisible:          | No                        | Zoning:              | Agricultur                  |
|                     |                           | \$/Acre:             | \$36,052.00                 |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                                    | Development Status:      | Finished Lot   |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Frontage Road  |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Cleared                                 | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |



**Tax/HOA**

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

**Contact & Contract Information**

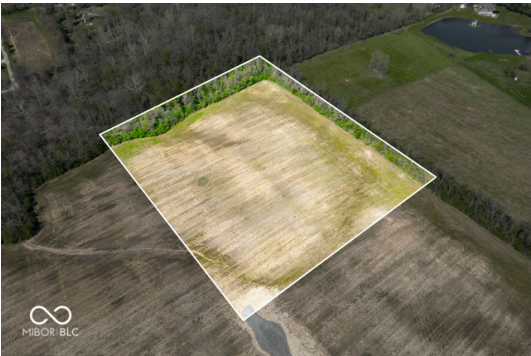
|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 6 Legacy Estates Rd, Mooresville, IN 46158

\$274,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 7.97 Acres        |  | Morgan County |  |
| Listing ID:       |  | 22012575         |  | List Price:       |  | \$274,000     |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$274,000     |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 11/21/2024    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 346/346       |  |
| Subdivision:      |  | No Subdivision   |  | County:           |  | Morgan        |  |

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

A wooded tree line gives privacy to this HUGE building lot in a custom neighborhood in Mooresville schools. Spectacular 7.97 acres with multiple building spots just waiting on your dream plans. Open, level front of the lot with cozy woods in the rear. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |  |                           |  |                      |  |                             |  |
|---------------------|--|---------------------------|--|----------------------|--|-----------------------------|--|
| Area:               |  | 5504 - Morgan - Madison   |  | School Dist:         |  | Mooresville Con School Corp |  |
| Legal Desc:         |  | S17 T13 R2e Ne 52.147 A   |  | Elementary School:   |  |                             |  |
| Section/Lot Number: |  | /55-06-17-200-008.000-015 |  | Intermediate School: |  |                             |  |
| Lot Size (SqFt):    |  | 347,173                   |  | Middle School:       |  |                             |  |
| # of Acres:         |  | 7.97                      |  | High School:         |  |                             |  |
| Usable Acres:       |  |                           |  | Type:                |  | Agric Land, Single Lot      |  |
| # of Lots:          |  |                           |  | Lot Info:            |  | Trees Mature, Wooded        |  |
| Divisible:          |  | No                        |  | Zoning:              |  | Agricultural                |  |
|                     |  |                           |  | \$/Acre:             |  | \$34,379.00                 |  |

Property Overview

|                       |  |                          |  |                |  |
|-----------------------|--|--------------------------|--|----------------|--|
| Current Use:          |  | Buildings:               |  | Not Applicable |  |
| Proposed Use:         |  | Options:                 |  | Not Applic     |  |
| Facilities on Site:   |  | Development Status:      |  | Finished Lot   |  |
| Facilities near Site: |  | Traffic Count:           |  |                |  |
| Water:                |  | Traffic Year:            |  |                |  |
| Sewer:                |  | Public Transportation:   |  |                |  |
| Utilities:            |  | Rail:                    |  |                |  |
| Solid Waste:          |  | Road Surface Type:       |  | Gravel         |  |
| Soil Type:            |  | Road Access:             |  | Frontage Road  |  |
| Soil Test:            |  | Road Frontage Type:      |  | Frontage Rd    |  |
| Topography:           |  | Web Link:                |  |                |  |
| Documents Available:  |  | Association Website URL: |  |                |  |
|                       |  |                          |  |                |  |

Tax/HOA

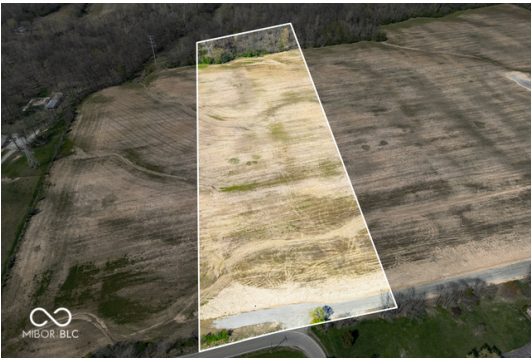
|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

Lot 2 Legacy Estates Rd, Mooresville, IN 46158

\$285,000



Active

Residential Land

8.40 Acres

Morgan County

Listing ID:

22012532

List Price:

\$285,000

Property Type:

Land

Orig. List Price:

\$285,000

Subtype:

Residential Land

List Date:

11/21/2024

Transaction Type:

For Sale

DOM/CDOM:

346/346

Subdivision:

No Subdivision

County:

Morgan

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

Looking for the perfect building spot in a custom neighborhood in Mooresville schools?? Spectacular 8.4 acres with multiple building spots just waiting on your dream plans. Open, level front of the lot with cozy woods in the rear. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |                            |                      |                                   |
|---------------------|----------------------------|----------------------|-----------------------------------|
| Area:               | 5504 - Morgan - Madison    | School Dist:         | Mooresville Con School Corp       |
| Legal Desc:         | S17 T13 R2e Ne 52.147 A    | Elementary School:   |                                   |
| Section/Lot Number: | /55-06-17-2000-008.000-015 | Intermediate School: |                                   |
| Lot Size (SqFt):    | 365,904                    | Middle School:       |                                   |
| # of Acres:         | 8.40                       | High School:         |                                   |
| Usable Acres:       |                            | Type:                | Agric Land, Single Lot            |
| # of Lots:          |                            | Lot Info:            | Trees Mature, Trees Small, Wooded |
| Divisible:          | No                         | Zoning:              | Agricultur                        |
|                     |                            | \$/Acre:             | \$33,929.00                       |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                                    | Development Status:      | Finished Lot   |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Frontage Road  |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Cleared, Level, Wooded                  | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 0 N Briarhopper Rd, Monrovia, IN 46157

\$300,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 20.32 Acres       | Morgan County |
| Listing ID:       | 22071325         | List Price:       | \$300,000     |
| Property Type:    | Land             | Orig. List Price: | \$300,000     |
| Subtype:          | Residential Land | List Date:        | 11/04/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 4/4           |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

From SR 42, turn south on Baltimore Rd. Turn right/west on Briarwood Rd. Follow around 90 degree, go straight at stop sign and road has become Briarhopper. Past Whippoorwill Lake. Will be on right.

Public Remarks

This ground is ideal for a peaceful retreat, hobby farm, hunting or simply enjoying nature and wildlife. Great privacy tucked away in thick woods up top. GROWING privacy in the sapling plantings to reforest the tillable acreage. In 2021, the previously farmed acreage was entered in the Conservation Reserve Program (CRP) and planted in native hardwoods. The contract for leaving the tree fields undisturbed runs through 2035, for which the annual contract payment to the landowner is \$1,458. Acreage can be taken out of the reserve program by paying back taxes and a penalty per acre removed. Multiple building site potential. Per Morgan County the parcel is divisible at least one time. Tons of road frontage. Morgan County Rural Water, SCI REMC and Endeavor Fiber are available nearby. Monroe-Gregg Schools. Located just minutes to the airport, Indy or Bloomington. There is an electric line easement on the property. Please provide the courtesy and safety of scheduling an appointment before entering the property.

Listing Details

|                     |                                                          |                      |                              |
|---------------------|----------------------------------------------------------|----------------------|------------------------------|
| Area:               | 5507 - Morgan - Gregg                                    | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | S27 T13 R1w Ne Ne 5.90 Cf 20.315 A Cf #200702221 2/27/07 | Elementary School:   | Monrovia Elementary School   |
| Section/Lot Number: | /0                                                       | Intermediate School: |                              |
| Lot Size (SqFt):    | 884,921                                                  | Middle School:       | Monrovia Middle School       |
| # of Acres:         | 20.32                                                    | High School:         | Monrovia High School         |
| Usable Acres:       |                                                          | Type:                | See Remarks                  |
| # of Lots:          | 1                                                        | Lot Info:            |                              |
| Divisible:          | Yes                                                      | Zoning:              | Agricultural                 |
|                     |                                                          | \$/Acre:             | \$14,764.00                  |

Property Overview

|                       |                                       |                          |                |
|-----------------------|---------------------------------------|--------------------------|----------------|
| Current Use:          |                                       | Buildings:               | Not Applicable |
| Proposed Use:         |                                       | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable                        | Development Status:      | Not Applicable |
| Facilities near Site: | Electric, Water                       | Traffic Count:           |                |
| Water:                |                                       | Traffic Year:            |                |
| Sewer:                | Septic Required                       | Public Transportation:   |                |
| Utilities:            |                                       | Rail:                    |                |
| Solid Waste:          | No                                    | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic                            | Road Access:             | County Rd      |
| Soil Test:            | No                                    | Road Frontage Type:      | County Road    |
| Topography:           | Hilly, Level, Sloping, Varied, Wooded | Web Link:                |                |
| Documents Available:  | Not Applicable                        | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550427200002006010 | Insurance Expense:   |  |
| Semi Tax:                      | \$172.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

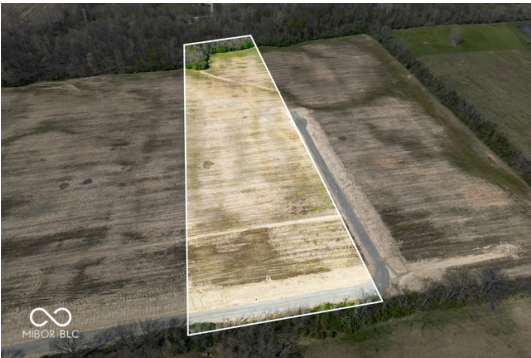
|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 11/04/2025              | Disclosures:           |            |
| Entered:           | 11/04/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 11/04/2025              |                        |            |
| List Office:       | Carpenter, REALTORS®    |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 4 Legacy Estates Rd, Mooresville, IN 46158

\$319,000



|                   |  |                  |                   |               |
|-------------------|--|------------------|-------------------|---------------|
| Active            |  | Residential Land | 9.33 Acres        | Morgan County |
| Listing ID:       |  | 22012554         | List Price:       | \$319,000     |
| Property Type:    |  | Land             | Orig. List Price: | \$319,000     |
| Subtype:          |  | Residential Land | List Date:        | 11/21/2024    |
| Transaction Type: |  | For Sale         | DOM/CDOM:         | 346/346       |
| Subdivision:      |  | No Subdivision   | County:           | Morgan        |

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

Open, level front of the lot with dreamy woods in the rear. Spectacular 9.3 acres with multiple building spots just waiting on your dream plans. Mooresville Schools. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |                           |                      |                                   |
|---------------------|---------------------------|----------------------|-----------------------------------|
| Area:               | 5504 - Morgan - Madison   | School Dist:         | Mooresville Con School Corp       |
| Legal Desc:         | S17 T13 R2e Ne 52.147 A   | Elementary School:   |                                   |
| Section/Lot Number: | /55-06-17-200-008.000-015 | Intermediate School: |                                   |
| Lot Size (SqFt):    | 406,414                   | Middle School:       |                                   |
| # of Acres:         | 9.33                      | High School:         |                                   |
| Usable Acres:       |                           | Type:                | Agric Land, Single Lot            |
| # of Lots:          |                           | Lot Info:            | Trees Mature, Trees Small, Wooded |
| Divisible:          | No                        | Zoning:              | Agricultural                      |
|                     |                           | \$/Acre:             | \$34,191.00                       |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                                    | Development Status:      | Finished Lot   |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Frontage Road  |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Cleared, Level, Wooded                  | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |



Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 3 Whitetail Rdg, Mooresville, IN 46158

\$329,000



|                   |                  |                   |             |               |
|-------------------|------------------|-------------------|-------------|---------------|
| Active            |                  | Residential Land  | 12.51 Acres | Morgan County |
| Listing ID:       | 22042578         | List Price:       | \$329,000   |               |
| Property Type:    | Land             | Orig. List Price: | \$329,000   |               |
| Subtype:          | Residential Land | List Date:        | 06/01/2025  |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 160/160     |               |
| Subdivision:      | No Subdivision   | County:           | Morgan      |               |

Directions

SR 67 S, left onto SR 144, right onto Rooker Rd., right onto Dayhuff. Neighborhood is immediately on your left.

Public Remarks

Discover the elusive gem: a 12.51-acre lot that's a pristine paradise in a gated Morgan County community! Picture a rolling glen with multiple spots to build your dream home. This estate-sized treasure is all set for your imagination, with electricity already in place. Just grab your builder and your grand ideas, and let the magic begin!

Listing Details

|                     |                                    |                      |                                      |
|---------------------|------------------------------------|----------------------|--------------------------------------|
| Area:               | 5503 - Morgan - Brown              | School Dist:         | Mooresville Con School Corp          |
| Legal Desc:         | S18 T13 R2e Pt Ne & Pt Se 77.207Ac | Elementary School:   |                                      |
| Section/Lot Number: | /55-06-18-200-001.008-004          | Intermediate School: |                                      |
| Lot Size (SqFt):    | 545,109                            | Middle School:       | Paul Hadley Middle School            |
| # of Acres:         | 12.51                              | High School:         | Mooresville High School              |
| Usable Acres:       |                                    | Type:                | Agric Land                           |
| # of Lots:          |                                    | Lot Info:            | Irregular, Trees Mature, Trees Small |
| Divisible:          | No                                 | Zoning:              | Agricultural                         |
|                     |                                    | \$/Acre:             | \$26,299.00                          |

Property Overview

|                       |                                         |                          |                         |
|-----------------------|-----------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                         | Buildings:               | Not Applicable          |
| Proposed Use:         |                                         | Options:                 | Not Applic              |
| Facilities on Site:   | Electric                                | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric                                | Traffic Count:           |                         |
| Water:                |                                         | Traffic Year:            |                         |
| Sewer:                | Septic Required                         | Public Transportation:   |                         |
| Utilities:            |                                         | Rail:                    |                         |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel                  |
| Soil Type:            | Not Applic                              | Road Access:             | County Rd               |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd              |
| Topography:           | Level, Sloping, Wooded                  | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550618200001008004 | Insurance Expense:   |              |
| Semi Tax:                      | \$478.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                              |                        |                     |
|--------------------|------------------------------|------------------------|---------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional        |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable      |
| Listing Date:      | 06/01/2025                   | Disclosures:           |                     |
| Entered:           | 06/03/2025                   | Other Disclosures:     | Flood Plain Partial |
| Temp Off Mkt Date: |                              | Possession:            | At Closing          |
| Withdrawn Date:    |                              |                        |                     |
| Last Change Date:  | 06/03/2025                   |                        |                     |
| List Office:       | Keller Williams Indy Metro S |                        |                     |

Lot 1 Whitetail Rdg, Mooresville, IN 46158

\$329,000



|                   |                  |                   |             |               |
|-------------------|------------------|-------------------|-------------|---------------|
| Active            |                  | Residential Land  | 12.49 Acres | Morgan County |
| Listing ID:       | 22042666         | List Price:       | \$329,000   |               |
| Property Type:    | Land             | Orig. List Price: | \$329,000   |               |
| Subtype:          | Residential Land | List Date:        | 06/01/2025  |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 160/160     |               |
| Subdivision:      | No Subdivision   | County:           | Morgan      |               |

Directions

SR 67 S, left onto SR 144, right onto Rooker, right onto Dayhuff. Neighborhood is immediately on your left.

Public Remarks

Discover the elusive gem: a 12.49-acre lot that's a pristine paradise in a gated Morgan County community! Picture multiple spots to build your dream home. This estate-sized treasure is all set for your imagination, with electricity already in place. Just grab your builder and your grand ideas, and let the magic begin!

Listing Details

|                     |                                     |                      |                             |
|---------------------|-------------------------------------|----------------------|-----------------------------|
| Area:               | 5503 - Morgan - Brown               | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S18 T13 R2e Pt Ne & Pt Se 77.207 Ac | Elementary School:   |                             |
| Section/Lot Number: | /55-06-18-200-001.008-004           | Intermediate School: |                             |
| Lot Size (SqFt):    | 544,064                             | Middle School:       |                             |
| # of Acres:         | 12.49                               | High School:         |                             |
| Usable Acres:       |                                     | Type:                | Agric Land                  |
| # of Lots:          |                                     | Lot Info:            | Trees Mature, Wooded        |
| Divisible:          | No                                  | Zoning:              | Agricultural                |
|                     |                                     | \$/Acre:             | \$26,341.00                 |

Property Overview

|                       |                                         |                          |                         |
|-----------------------|-----------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                         | Buildings:               | Not Applicable          |
| Proposed Use:         |                                         | Options:                 | Not Applic              |
| Facilities on Site:   | Electric                                | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric                                | Traffic Count:           |                         |
| Water:                |                                         | Traffic Year:            |                         |
| Sewer:                | Septic Required                         | Public Transportation:   |                         |
| Utilities:            |                                         | Rail:                    |                         |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel                  |
| Soil Type:            | Not Applic                              | Road Access:             | County Rd               |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd              |
| Topography:           | Wooded                                  | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550618200001008004 | Insurance Expense:   |              |
| Semi Tax:                      | \$478.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                              |                        |                |
|--------------------|------------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional   |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable |
| Listing Date:      | 06/01/2025                   | Disclosures:           |                |
| Entered:           | 06/03/2025                   | Other Disclosures:     |                |
| Temp Off Mkt Date: |                              | Possession:            | At Closing     |
| Withdrawn Date:    |                              |                        |                |
| Last Change Date:  | 06/03/2025                   |                        |                |
| List Office:       | Keller Williams Indy Metro S |                        |                |

Lot 4 Whitetail Rdg, Mooresville, IN 46158

\$329,000



|                   |  |                  |                             |
|-------------------|--|------------------|-----------------------------|
| <div>Active</div> |  |                  |                             |
| Residential Land  |  | 12.51 Acres      | Morgan County               |
| Listing ID:       |  | 22042500         | List Price: \$329,000       |
| Property Type:    |  | Land             | Orig. List Price: \$329,000 |
| Subtype:          |  | Residential Land | List Date: 06/02/2025       |
| Transaction Type: |  | For Sale         | DOM/CDOM: 159/159           |
| Subdivision:      |  | No Subdivision   | County: Morgan              |

Directions

SR 67 s, left onto SR 144, right onto Rooker Road, right onto Dayhuff Road and the subdivision will be immediately on your left.

Public Remarks

Discover the elusive gem: a 12.5-acre lot that's a pristine paradise in a gated community located in Morgan County! Picture a rolling glen with multiple spots to build your dream home. This estate-sized treasure is all set for your imagination, with electricity already in place. Just grab your builder and your grand ideas, and let the magic begin!

Listing Details

|                     |                                     |                      |                                 |
|---------------------|-------------------------------------|----------------------|---------------------------------|
| Area:               | 5503 - Morgan - Brown               | School Dist:         | Mooresville Con School Corp     |
| Legal Desc:         | S18 T13 R2e Pt Ne & Pt Se 77.207 Ac | Elementary School:   |                                 |
| Section/Lot Number: | /55-06-18-200-001.008-004           | Intermediate School: |                                 |
| Lot Size (SqFt):    | 545,066                             | Middle School:       |                                 |
| # of Acres:         | 12.51                               | High School:         |                                 |
| Usable Acres:       |                                     | Type:                | Agric Land                      |
| # of Lots:          |                                     | Lot Info:            | Irregular, Trees Mature, Wooded |
| Divisible:          | No                                  | Zoning:              | Agricultural                    |
|                     |                                     | \$/Acre:             | \$26,299.00                     |

Property Overview

|                       |                                               |                          |                         |
|-----------------------|-----------------------------------------------|--------------------------|-------------------------|
| Current Use:          |                                               | Buildings:               | Not Applicable          |
| Proposed Use:         |                                               | Options:                 | Not Applic              |
| Facilities on Site:   | Electric                                      | Development Status:      | Plat Recorded, Surveyed |
| Facilities near Site: | Electric                                      | Traffic Count:           |                         |
| Water:                |                                               | Traffic Year:            |                         |
| Sewer:                | Septic Required                               | Public Transportation:   |                         |
| Utilities:            |                                               | Rail:                    |                         |
| Solid Waste:          | No                                            | Road Surface Type:       | Gravel                  |
| Soil Type:            | Not Applic                                    | Road Access:             | County Rd               |
| Soil Test:            |                                               | Road Frontage Type:      | Private Rd              |
| Topography:           | Cleared, Flood Plain Partial, Pasture, Wooded | Web Link:                |                         |
| Documents Available:  | Covenants & Restrictions, Survey Staked       | Association Website URL: |                         |

Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550618200001008004 | Insurance Expense:   |              |
| Semi Tax:                      | \$478.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                              |                        |                     |
|--------------------|------------------------------|------------------------|---------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional        |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable      |
| Listing Date:      | 06/02/2025                   | Disclosures:           |                     |
| Entered:           | 06/03/2025                   | Other Disclosures:     | Flood Plain Partial |
| Temp Off Mkt Date: |                              | Possession:            | At Closing          |
| Withdrawn Date:    |                              |                        |                     |
| Last Change Date:  | 06/03/2025                   |                        |                     |
| List Office:       | Keller Williams Indy Metro S |                        |                     |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 2 Whitetail Rdg, Mooresville, IN 46158

\$329,000



|                   |                  |                   |             |               |
|-------------------|------------------|-------------------|-------------|---------------|
| Active            |                  | Residential Land  | 12.92 Acres | Morgan County |
| Listing ID:       | 22042648         | List Price:       | \$329,000   |               |
| Property Type:    | Land             | Orig. List Price: | \$329,000   |               |
| Subtype:          | Residential Land | List Date:        | 06/01/2025  |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 160/160     |               |
| Subdivision:      | No Subdivision   | County:           | Morgan      |               |

Directions

SR 67 S, left onto SR 144, right onto Rooker, right onto Dayhuff. Neighborhood is immediately on your left.

Public Remarks

Discover the elusive gem: a 12.92-acre lot that's a pristine paradise in a gated Morgan County community! Picture a rolling glen with multiple spots to build your dream home. This estate-sized treasure is all set for your imagination, with electricity already in place. Just grab your builder and your grand ideas, and let the magic begin!

Listing Details

|                     |                                     |                      |                             |
|---------------------|-------------------------------------|----------------------|-----------------------------|
| Area:               | 5503 - Morgan - Brown               | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S18 T13 R2e Pt Ne & Pt Se 77.207 Ac | Elementary School:   |                             |
| Section/Lot Number: | /55-06-18-200-001.008-004           | Intermediate School: |                             |
| Lot Size (SqFt):    | 562,925                             | Middle School:       |                             |
| # of Acres:         | 12.92                               | High School:         |                             |
| Usable Acres:       |                                     | Type:                | Agric Land                  |
| # of Lots:          |                                     | Lot Info:            | Trees Mature, Wooded        |
| Divisible:          | No                                  | Zoning:              | Agricultural                |
|                     |                                     | \$/Acre:             | \$25,464.00                 |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | Electric                                | Development Status:      | Surveyed       |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | County Rd      |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Level, Wooded                           | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |



Tax/HOA

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550618200001008004 | Insurance Expense:   |              |
| Semi Tax:                      | \$478.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |              |
| Association:                   |                    | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

Contact & Contract Information

|                    |                              |                        |                |
|--------------------|------------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional   |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable |
| Listing Date:      | 06/01/2025                   | Disclosures:           |                |
| Entered:           | 06/03/2025                   | Other Disclosures:     |                |
| Temp Off Mkt Date: |                              | Possession:            | At Closing     |
| Withdrawn Date:    |                              |                        |                |
| Last Change Date:  | 06/03/2025                   |                        |                |
| List Office:       | Keller Williams Indy Metro S |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 1 Legacy Estates Rd, Mooresville, IN 46158

\$329,000



|                   |                  |                   |            |               |
|-------------------|------------------|-------------------|------------|---------------|
| Active            |                  | Residential Land  | 9.78 Acres | Morgan County |
| Listing ID:       | 22012501         | List Price:       | \$329,000  |               |
| Property Type:    | Land             | Orig. List Price: | \$329,000  |               |
| Subtype:          | Residential Land | List Date:        | 11/21/2024 |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 346/346    |               |
| Subdivision:      | No Subdivision   | County:           | Morgan     |               |

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

Looking for the perfect building spot in a custom neighborhood in Mooresville schools?? Spectacular 9.7 acres with multiple building spots just waiting on your dream plans. Open, level front of the lot with cozy woods in the rear. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |                           |                      |                             |
|---------------------|---------------------------|----------------------|-----------------------------|
| Area:               | 5504 - Morgan - Madison   | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S17 T13 R2e Ne 52.147 A   | Elementary School:   |                             |
| Section/Lot Number: | /55-06-17-200-008.000-015 | Intermediate School: |                             |
| Lot Size (SqFt):    | 425,581                   | Middle School:       |                             |
| # of Acres:         | 9.78                      | High School:         |                             |
| Usable Acres:       |                           | Type:                | Agric Land, Single Lot      |
| # of Lots:          |                           | Lot Info:            | Trees Mature, Wooded        |
| Divisible:          | No                        | Zoning:              | Agricultural                |
|                     |                           | \$/Acre:             | \$33,647.00                 |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                                    | Development Status:      | Finished Lot   |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Frontage Road  |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Level, Pasture, Wooded                  | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 3 Legacy Estates Rd, Mooresville, IN 46158

\$354,000



|        |                  |             |               |
|--------|------------------|-------------|---------------|
| Active | Residential Land | 10.38 Acres | Morgan County |
|--------|------------------|-------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22012550         | List Price:       | \$354,000  |
| Property Type:    | Land             | Orig. List Price: | \$354,000  |
| Subtype:          | Residential Land | List Date:        | 11/21/2024 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 346/346    |
| Subdivision:      | No Subdivision   | County:           | Morgan     |

Directions

E. SR 144 to Pennington Road. Turn right and follow around 2.5 miles. New Legacy Estates subdivision will be in the bend of the road on the left.

Public Remarks

H-U-G-E 10.3 acre lot with multiple building spots just waiting on your dream. Open, level front of the lot with cozy woods in the rear. Well and septic required. Covenants and Restrictions and Road Maintenance Agreement. Hurry before these hard to find lots are GONE!!

Listing Details

|                     |                           |                      |                             |
|---------------------|---------------------------|----------------------|-----------------------------|
| Area:               | 5504 - Morgan - Madison   | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S17 T13 R2e Ne 52.147 A   | Elementary School:   |                             |
| Section/Lot Number: | /55-06-17-200-008.000-015 | Intermediate School: |                             |
| Lot Size (SqFt):    | 452,152                   | Middle School:       |                             |
| # of Acres:         | 10.38                     | High School:         |                             |
| Usable Acres:       |                           | Type:                | Agric Land, Single Lot      |
| # of Lots:          |                           | Lot Info:            | Trees Mature, Wooded        |
| Divisible:          | No                        | Zoning:              | Agricultural                |
|                     |                           | \$/Acre:             | \$34,091.00                 |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | None                                    | Development Status:      | Finished Lot   |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Frontage Road  |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Cleared, Level, Wooded                  | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                              |
|--------------------------------|--------------------|----------------------|----------------------------------------------|
| Tax ID:                        | 550617200008000015 | Insurance Expense:   |                                              |
| Semi Tax:                      | \$415.00           | Possible Financing:  | Contract, Conventional, Insured Conventional |
| Tax Year Due:                  | 2023               | Existing Lease:      |                                              |
| Tax Exempt:                    | None               | Existing Lease Type: |                                              |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                              |
| Association:                   | No                 | Proposed Lease:      |                                              |
| Mgmt Co.:                      |                    | Proposed Term:       |                                              |
| Mgmt Phone:                    |                    | Land Lease:          |                                              |
| Fee Includes:                  |                    |                      |                                              |
| Fee Amount:                    |                    |                      |                                              |
| Fee Paid:                      |                    |                      |                                              |
| Fee Includes:                  |                    |                      |                                              |
| HOA Disclosure:                |                    |                      |                                              |
| Amenities:                     |                    |                      |                                              |

Contact & Contract Information

|                    |                              |                        |                                              |
|--------------------|------------------------------|------------------------|----------------------------------------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Contract, Conventional, Insured Conventional |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable                               |
| Listing Date:      | 11/21/2024                   | Disclosures:           |                                              |
| Entered:           | 11/21/2024                   | Other Disclosures:     |                                              |
| Temp Off Mkt Date: |                              | Possession:            | At Closing                                   |
| Withdrawn Date:    |                              |                        |                                              |
| Last Change Date:  | 05/17/2025                   |                        |                                              |
| List Office:       | Keller Williams Indy Metro S |                        |                                              |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 6 Whitetail Rdg, Mooresville, IN 46158

\$359,000



|                   |                  |                   |             |               |
|-------------------|------------------|-------------------|-------------|---------------|
| Active            |                  | Residential Land  | 14.28 Acres | Morgan County |
| Listing ID:       | 22042435         | List Price:       | \$359,000   |               |
| Property Type:    | Land             | Orig. List Price: | \$359,000   |               |
| Subtype:          | Residential Land | List Date:        | 06/01/2025  |               |
| Transaction Type: | For Sale         | DOM/CDOM:         | 160/160     |               |
| Subdivision:      | No Subdivision   | County:           | Morgan      |               |

Directions

SR 67 s, left onto SR 144, right onto Rooker Road, right onto Dayhuff Road and the subdivision will be immediately on your left.

Public Remarks

Impossible to find 14.2 acre lot in a gated Morgan County community. A sloping glen with multiple building sites flows into the woods where wildlife explore on a daily basis. This estate-sized lot in perfect for your dream home. Electric is already on site, so just bring your builder and your dreams and get started today!!

Listing Details

|                     |                            |                      |                                 |
|---------------------|----------------------------|----------------------|---------------------------------|
| Area:               | 5503 - Morgan - Brown      | School Dist:         | Mooresville Con School Corp     |
| Legal Desc:         | S18 T13 R2e Pt Se 77.207Ac | Elementary School:   |                                 |
| Section/Lot Number: | /55-06-18-200-001.008-004  | Intermediate School: |                                 |
| Lot Size (SqFt):    | 622,036                    | Middle School:       |                                 |
| # of Acres:         | 14.28                      | High School:         |                                 |
| Usable Acres:       |                            | Type:                | Agric Land                      |
| # of Lots:          |                            | Lot Info:            | Irregular, Trees Mature, Wooded |
| Divisible:          | No                         | Zoning:              | Agricultural                    |
|                     |                            | \$/Acre:             | \$25,140.00                     |

Property Overview

|                       |                                         |                          |                |
|-----------------------|-----------------------------------------|--------------------------|----------------|
| Current Use:          |                                         | Buildings:               | Not Applicable |
| Proposed Use:         |                                         | Options:                 | Not Applic     |
| Facilities on Site:   | Electric                                | Development Status:      | Surveyed       |
| Facilities near Site: | Electric                                | Traffic Count:           |                |
| Water:                |                                         | Traffic Year:            |                |
| Sewer:                | Septic Required                         | Public Transportation:   |                |
| Utilities:            |                                         | Rail:                    |                |
| Solid Waste:          | No                                      | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                              | Road Access:             | Access Rd      |
| Soil Test:            |                                         | Road Frontage Type:      | Private Rd     |
| Topography:           | Level, Pasture, Varied, Wooded          | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions, Survey Staked | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |              |
|--------------------------------|--------------------|----------------------|--------------|
| Tax ID:                        | 550618200001008004 | Insurance Expense:   |              |
| Semi Tax:                      | \$478.00           | Possible Financing:  | Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |              |
| Tax Exempt:                    |                    | Existing Lease Type: |              |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |              |
| Association:                   | No                 | Proposed Lease:      |              |
| Mgmt Co.:                      |                    | Proposed Term:       |              |
| Mgmt Phone:                    |                    | Land Lease:          |              |
| Fee Includes:                  |                    |                      |              |
| Fee Amount:                    |                    |                      |              |
| Fee Paid:                      |                    |                      |              |
| Fee Includes:                  |                    |                      |              |
| HOA Disclosure:                |                    |                      |              |
| Amenities:                     |                    |                      |              |

**Contact & Contract Information**

|                    |                              |                        |                |
|--------------------|------------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    | Conventional   |
| Listing Terms:     |                              | Inspection Warranties: | Not Applicable |
| Listing Date:      | 06/01/2025                   | Disclosures:           |                |
| Entered:           | 06/02/2025                   | Other Disclosures:     |                |
| Temp Off Mkt Date: |                              | Possession:            | At Closing     |
| Withdrawn Date:    |                              |                        |                |
| Last Change Date:  | 06/02/2025                   |                        |                |
| List Office:       | Keller Williams Indy Metro S |                        |                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

1067 Twin Br, Martinsville, IN 46151-8507

\$375,000



Active

Residential Land

13.50 Acres

Morgan County

Listing ID:

22063105

List Price:

\$375,000

Property Type:

Land

Orig. List Price:

\$375,000

Subtype:

Residential Land

List Date:

09/16/2025

Transaction Type:

For Sale

DOM/CDOM:

53/53

Subdivision:

Goldsmith Woods

County:

Morgan

Directions

GPS Friendly

Public Remarks

Searching for the right place to build your dream home? This expansive 13.5 acre property is a true gem! Nestled just off of I-69 in Martinsville, Indiana Just 20 minutes from Bloomington and Indianapolis, it offers both tranquility and convenience. Surrounded by state fisheries, the property provides a unique natural backdrop, perfect for anyone who loves the outdoors and values a peaceful environment. With the septic field and building site cleared this one is ready to go!

Listing Details

|                          |                                                                                                                                       |                            |                                                |  |                          |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------|--|--------------------------|
| Area:                    |                                                                                                                                       | 5512 - Morgan - Washington | School Dist:                                   |  | MSD Martinsville Schools |
| Legal Desc:              | S35 T12 R1e Pt Ne Aka Tract 14 & 15 Goldsmith Woods 7.971 Ac Per Deed/Survey & S35 T12 R1E PT NE 5.523 A AKA TRACT 16 GOLDSMITH WOODS |                            | Elementary School:                             |  |                          |
|                          |                                                                                                                                       |                            | Intermediate School: Bell Intermediate Academy |  |                          |
| Section/Lot Number:      | /55-09-35-200-005.001-020 & 55-09-35-200-005.003-020                                                                                  |                            | Middle School: John R. Wooden Middle School    |  |                          |
| Lot Size (SqFt): 588,060 |                                                                                                                                       |                            | High School:                                   |  |                          |
| # of Acres: 13.50        |                                                                                                                                       |                            | Type: Undeveloped                              |  |                          |
| Usable Acres:            |                                                                                                                                       |                            | Lot Info:                                      |  |                          |
| # of Lots: 2             |                                                                                                                                       |                            | Zoning: Residential Vacant Land                |  |                          |
| Divisible: No            |                                                                                                                                       |                            | \$/Acre: \$27,778.00                           |  |                          |

Property Overview



|                       |                          |                          |                |
|-----------------------|--------------------------|--------------------------|----------------|
| Current Use:          |                          | Buildings:               | Not Applicable |
| Proposed Use:         |                          | Options:                 | Not Applic     |
| Facilities on Site:   | Electric                 | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas            | Traffic Count:           |                |
| Water:                |                          | Traffic Year:            |                |
| Sewer:                | Septic Required          | Public Transportation:   |                |
| Utilities:            |                          | Rail:                    |                |
| Solid Waste:          | No                       | Road Surface Type:       | Asphalt        |
| Soil Type:            | Clay                     | Road Access:             | Access Rd      |
| Soil Test:            |                          | Road Frontage Type:      | Frontage Rd    |
| Topography:           | Hilly, Sloping, Wooded   | Web Link:                |                |
| Documents Available:  | Covenants & Restrictions | Association Website URL: |                |

Tax/HOA

|                                |                                         |                      |  |
|--------------------------------|-----------------------------------------|----------------------|--|
| Tax ID:                        | 550935200005001020                      | Insurance Expense:   |  |
| MultiTax ID:                   | 997 Twin Branch, Martinsville, In 46151 | Possible Financing:  |  |
| Semi Tax:                      | \$632.00                                | Existing Lease:      |  |
| Tax Year Due:                  | 2024                                    | Existing Lease Type: |  |
| Tax Exempt:                    |                                         | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                         | Proposed Lease:      |  |
| Association:                   |                                         | Proposed Term:       |  |
| Mgmt Co.:                      |                                         | Land Lease:          |  |
| Mgmt Phone:                    |                                         |                      |  |
| Fee Includes:                  |                                         |                      |  |
| Fee Amount:                    |                                         |                      |  |
| Fee Paid:                      |                                         |                      |  |
| Fee Includes:                  |                                         |                      |  |
| HOA Disclosure:                |                                         |                      |  |
| Amenities:                     |                                         |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 09/16/2025              | Disclosures:           |            |
| Entered:           | 09/16/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 09/16/2025              |                        |            |
| List Office:       | Fox Haven Realty, LLC   |                        |            |

1715 Orchard Hills Rd, Martinsville, IN 46151

\$400,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 15 Acres          | Morgan County |
| Listing ID:       | 22056864         | List Price:       | \$400,000     |
| Property Type:    | Land             | Orig. List Price: | \$450,000     |
| Subtype:          | Residential Land | List Date:        | 08/14/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 86/86         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Secluded 15 acre paradise! Down a lane off of Wilbur Rd awaits your opportunity for private country living. Wooded property with clearings for new construction of your dream home. Or, you could try your hand at renovating the existing 2 bed, 1 bath, 1246 sq ft home. Municipal water, electric and septic all hooked up to the existing house and a water spigot is out near the barn. Great property to have !

Listing Details

|                     |                           |                      |                                                                |
|---------------------|---------------------------|----------------------|----------------------------------------------------------------|
| Area:               | 5509 - Morgan - Jefferson | School Dist:         | MSD Martinsville Schools                                       |
| Legal Desc:         | S18 T12 R1e S Frac 15 A   | Elementary School:   |                                                                |
| Section/Lot Number: | /0                        | Intermediate School: | Bell Intermediate Academy                                      |
| Lot Size (SqFt):    | 0                         | Middle School:       | John R. Wooden Middle School                                   |
| # of Acres:         | 15                        | High School:         |                                                                |
| Usable Acres:       |                           | Type:                | Not Applic                                                     |
| # of Lots:          |                           | Lot Info:            | Not In Subdivision, Rural No Subdivision, Trees Mature, Wooded |
| Divisible:          | No                        | Zoning:              | Residential                                                    |
|                     |                           | \$/Acre:             | \$26,667.00                                                    |

Property Overview

|                       |                           |                          |             |
|-----------------------|---------------------------|--------------------------|-------------|
| Current Use:          |                           | Buildings:               | Barns       |
| Proposed Use:         |                           | Options:                 | Not Applic  |
| Facilities on Site:   | Electric, Water           | Development Status:      | No Status   |
| Facilities near Site: | None                      | Traffic Count:           |             |
| Water:                | Municipal Water Connected | Traffic Year:            |             |
| Sewer:                | Septic On Site            | Public Transportation:   |             |
| Utilities:            |                           | Rail:                    |             |
| Solid Waste:          | No                        | Road Surface Type:       | Gravel      |
| Soil Type:            | Not Applic                | Road Access:             | Access Rd   |
| Soil Test:            |                           | Road Frontage Type:      | County Road |
| Topography:           | Varied                    | Web Link:                |             |
| Documents Available:  | None                      | Association Website URL: |             |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550918400011000014 | Insurance Expense:   |  |
| Semi Tax:                      | \$1,558.00         | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 08/14/2025                   | Disclosures:           |            |
| Entered:           | 08/14/2025                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | At Closing |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 09/03/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 N Gasburg Rd, Mooresville, IN 46158

\$410,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 20 Acres          | Morgan County |
| Listing ID:       | 22066310         | List Price:       | \$410,000     |
| Property Type:    | Land             | Orig. List Price: | \$410,000     |
| Subtype:          | Residential Land | List Date:        | 10/02/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 35/35         |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

Cleared and tested-ready for its new owner! This land offers the perfect setup for your custom-built private oasis. Whether you've been dreaming of a modern farmhouse, luxury estate, or cozy retreat, this property provides the ideal blank canvas to bring your vision to life. The lot has already been prepped, saving you time and expense in the building process. Enjoy the peace and privacy of country living while remaining close to local amenities, shopping, and dining. With ample space for a home, outbuildings, and outdoor living, this land truly has everything you're looking for in a future homesite.

Listing Details

|                     |                          |                      |                              |
|---------------------|--------------------------|----------------------|------------------------------|
| Area:               | 5502 - Morgan - Monroe   | School Dist:         | Monroe-Gregg School District |
| Legal Desc:         | S17 T13 R1e W Nw Ne 20 A | Elementary School:   | Monrovia Elementary School   |
| Section/Lot Number: | /016                     | Intermediate School: |                              |
| Lot Size (SqFt):    | 871,200                  | Middle School:       | Monrovia Middle School       |
| # of Acres:         | 20                       | High School:         | Monrovia High School         |
| Usable Acres:       |                          | Type:                | Single Lot                   |
| # of Lots:          | 1                        | Lot Info:            | Trees Mature, Wooded         |
| Divisible:          | No                       | Zoning:              | residential                  |
|                     |                          | \$/Acre:             | \$20,500.00                  |

Property Overview

|                       |                           |                          |                                       |
|-----------------------|---------------------------|--------------------------|---------------------------------------|
| Current Use:          |                           | Buildings:               | Not Applicable                        |
| Proposed Use:         |                           | Options:                 | Sell Entity                           |
| Facilities on Site:   | None                      | Development Status:      | Finished Lot, Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Water           | Traffic Count:           |                                       |
| Water:                |                           | Traffic Year:            |                                       |
| Sewer:                | Septic Required           | Public Transportation:   |                                       |
| Utilities:            |                           | Rail:                    |                                       |
| Solid Waste:          | No                        | Road Surface Type:       | Gravel                                |
| Soil Type:            | See Remarks               | Road Access:             | Access Rd                             |
| Soil Test:            | Yes / yes                 | Road Frontage Type:      | County Road, Private Rd               |
| Topography:           | Cleared, Wooded           | Web Link:                |                                       |
| Documents Available:  | Aerial Photo, Survey Soil | Association Website URL: |                                       |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550517200001000016 | Insurance Expense:   |  |
| Semi Tax:                      | \$1,121.00         | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

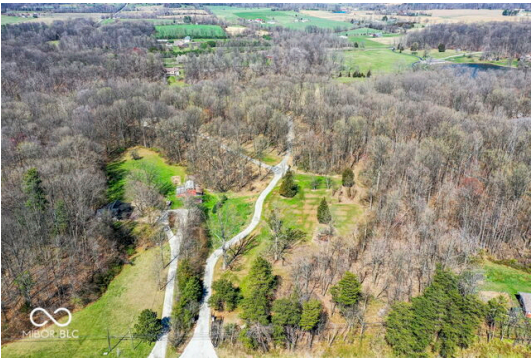
|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 10/02/2025              | Disclosures:           |            |
| Entered:           | 10/02/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 10/04/2025              |                        |            |
| List Office:       | CrestPoint Real Estate  |                        |            |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

4320 C S R 252, Martinsville, IN 46151

↓ \$435,000



|                   |  |                  |             |                   |            |
|-------------------|--|------------------|-------------|-------------------|------------|
| Active            |  | Residential Land | 13.37 Acres | Morgan County     |            |
| Listing ID:       |  | 22034373         |             | List Price:       | \$435,000  |
| Property Type:    |  | Land             |             | Orig. List Price: | \$485,000  |
| Subtype:          |  | Residential Land |             | List Date:        | 04/23/2025 |
| Transaction Type: |  | For Sale         |             | DOM/CDOM:         | 197/197    |
| Subdivision:      |  | Forestview       |             | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Incredible 13.366 acres of wooded, rolling hills, creeks and pastures welcome you to your new paradise! Tranquil and private yet only minutes to Interstate 69 for easy jaunts to Bloomington or Indianapolis. Views are stunning from ideal vantage points with municipal water, Duke electric and fiber optic already present. These 13.366 acres are part of a total of 29.651 acres made up of 3 separate parcels of 13.366 acres (tract 11), 10.811 acres (tract 10) and 5.474 acres (tract 3). The 13.366 acres are part of the Forestview Estates HOA. The gravel gated drive to this property is 20 feet east of 4320 SR 252 Martinsville. This is your Mona Lisa...enough said.

Listing Details

|                     |                                                                            |                         |                      |                                  |  |
|---------------------|----------------------------------------------------------------------------|-------------------------|----------------------|----------------------------------|--|
| Area:               |                                                                            | 5511 - Morgan - Jackson | School Dist:         | Nineveh-Hensley-Jackson United   |  |
| Legal Desc:         | S7 T11 R2e Pt Ne 9.7593 Cf 13.366 A Aka Pt Tr 11 & Pt Tr 10 Forestview Est |                         | Elementary School:   | Indian Creek Elementary School   |  |
| Section/Lot Number: |                                                                            | /11                     | Intermediate School: | Indian Creek Intermediate School |  |
| Lot Size (SqFt):    |                                                                            | 582,223                 | Middle School:       | Indian Creek Middle School       |  |
| # of Acres:         |                                                                            | 13.37                   | High School:         | Indian Creek Sr High School      |  |
| Usable Acres:       |                                                                            |                         | Type:                | Undeveloped                      |  |
| # of Lots:          |                                                                            |                         | Lot Info:            |                                  |  |
| Divisible:          |                                                                            | No                      | Zoning:              | Residential                      |  |
|                     |                                                                            |                         | \$/Acre:             | \$32,536.00                      |  |

Property Overview

|                       |                                                   |                          |                |
|-----------------------|---------------------------------------------------|--------------------------|----------------|
| Current Use:          |                                                   | Buildings:               | Not Applicable |
| Proposed Use:         |                                                   | Options:                 | Not Applic     |
| Facilities on Site:   | Electric, Water, Other                            | Development Status:      | Surveyed       |
| Facilities near Site: | Not Applicable                                    | Traffic Count:           |                |
| Water:                |                                                   | Traffic Year:            |                |
| Sewer:                | Septic Required                                   | Public Transportation:   |                |
| Utilities:            |                                                   | Rail:                    |                |
| Solid Waste:          | No                                                | Road Surface Type:       | Gravel         |
| Soil Type:            | Not Applic                                        | Road Access:             | Access Rd      |
| Soil Test:            | No                                                | Road Frontage Type:      | State Road     |
| Topography:           | Hilly, Pasture, Pond, Stream, Wooded              | Web Link:                |                |
| Documents Available:  | Aerial Photo, Covenants, Legal Description, Other | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |                                    |
|--------------------------------|--------------------|----------------------|------------------------------------|
| Tax ID:                        | 551407200004000012 | Insurance Expense:   |                                    |
| Semi Tax:                      | \$21.00            | Possible Financing:  | Conventional, Insured Conventional |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                    |
| Tax Exempt:                    |                    | Existing Lease Type: |                                    |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |                                    |
| Association:                   |                    | Proposed Lease:      |                                    |
| Mgmt Co.:                      |                    | Proposed Term:       |                                    |
| Mgmt Phone:                    |                    | Land Lease:          |                                    |
| Fee Includes:                  |                    |                      |                                    |
| Fee Amount:                    |                    |                      |                                    |
| Fee Paid:                      |                    |                      |                                    |
| Fee Includes:                  |                    |                      |                                    |
| HOA Disclosure:                |                    |                      |                                    |
| Amenities:                     |                    |                      |                                    |

Contact & Contract Information

|                    |                            |                        |                                    |
|--------------------|----------------------------|------------------------|------------------------------------|
| List Type:         | Exclusive Right to Sell    | Possible Financing:    | Conventional, Insured Conventional |
| Listing Terms:     |                            | Inspection Warranties: |                                    |
| Listing Date:      | 04/23/2025                 | Disclosures:           |                                    |
| Entered:           | 04/23/2025                 | Other Disclosures:     |                                    |
| Temp Off Mkt Date: |                            | Possession:            | At Closing                         |
| Withdrawn Date:    |                            |                        |                                    |
| Last Change Date:  | 11/04/2025                 |                        |                                    |
| List Office:       | BluPrint Real Estate Group |                        |                                    |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM



0 N Blue Bluff Rd, Martinsville, IN 46151

\$475,000



|        |                  |             |               |
|--------|------------------|-------------|---------------|
| Active | Residential Land | 20.38 Acres | Morgan County |
|--------|------------------|-------------|---------------|

|                   |                  |                   |            |
|-------------------|------------------|-------------------|------------|
| Listing ID:       | 22031848         | List Price:       | \$475,000  |
| Property Type:    | Land             | Orig. List Price: | \$475,000  |
| Subtype:          | Residential Land | List Date:        | 04/09/2025 |
| Transaction Type: | For Sale         | DOM/CDOM:         | 207/207    |
| Subdivision:      | No Subdivision   | County:           | Morgan     |

Directions

GPS Friendly

Public Remarks

Two Martinsville City Lots, with a little over 20 acres! Potential, Potential, Potential! Zoned R-1, however has there is possibility to rezone with multiple building sites! Come build your dream home or develop it into with the perfect vision!

Listing Details

|                     |                                                              |                      |                                                         |
|---------------------|--------------------------------------------------------------|----------------------|---------------------------------------------------------|
| Area:               | 5512 - Morgan - Washington                                   | School Dist:         | MSD Martinsville Schools                                |
| Legal Desc:         | S28 T12 R1E PT S SE 15.921 AC & S28 T12 R1E PT S SE 4.463 AC | Elementary School:   | Poston Road Elementary School                           |
| Section/Lot Number: | /55-09-28-460-003.100-021                                    | Intermediate School: | Bell Intermediate Academy                               |
| Lot Size (SqFt):    | 887,753                                                      | Middle School:       | John R. Wooden Middle School                            |
| # of Acres:         | 20.38                                                        | High School:         | Martinsville High School                                |
| Usable Acres:       |                                                              | Type:                | Undeveloped                                             |
| # of Lots:          | 2                                                            | Lot Info:            | Rural No Subdivision, Trees Mature, Trees Small, Wooded |
| Divisible:          | Yes                                                          | Zoning:              | Residential                                             |
|                     |                                                              | \$/Acre:             | \$23,307.00                                             |

Property Overview



|                       |                         |                          |                           |
|-----------------------|-------------------------|--------------------------|---------------------------|
| Current Use:          |                         | Buildings:               | Not Applicable            |
| Proposed Use:         |                         | Options:                 | Sub Zoning                |
| Facilities on Site:   | None                    | Development Status:      | Easements                 |
| Facilities near Site: | Electric, Water & Sewer | Traffic Count:           |                           |
| Water:                | No Water Source         | Traffic Year:            |                           |
| Sewer:                | Municipal Sewer Near    | Public Transportation:   |                           |
| Utilities:            |                         | Rail:                    |                           |
| Solid Waste:          | No                      | Road Surface Type:       | Dirt                      |
| Soil Type:            | Sandy                   | Road Access:             | County Rd                 |
| Soil Test:            |                         | Road Frontage Type:      | County Road, Easement Acc |
| Topography:           | Hilly, Pond, Wooded     | Web Link:                |                           |
| Documents Available:  | None                    | Association Website URL: |                           |

**Tax/HOA**

|                                |                    |                      |                                                   |
|--------------------------------|--------------------|----------------------|---------------------------------------------------|
| Tax ID:                        | 550928400005100021 | Insurance Expense:   |                                                   |
| Semi Tax:                      | \$70.00            | Possible Financing:  | FHA, Insured Conventional, USDA Rural Housing, VA |
| Tax Year Due:                  | 2024               | Existing Lease:      |                                                   |
| Tax Exempt:                    |                    | Existing Lease Type: |                                                   |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                                                   |
| Association:                   | No                 | Proposed Lease:      |                                                   |
| Mgmt Co.:                      |                    | Proposed Term:       |                                                   |
| Mgmt Phone:                    |                    | Land Lease:          |                                                   |
| Fee Includes:                  |                    |                      |                                                   |
| Fee Amount:                    |                    |                      |                                                   |
| Fee Paid:                      |                    |                      |                                                   |
| Fee Includes:                  |                    |                      |                                                   |
| HOA Disclosure:                |                    |                      |                                                   |
| Amenities:                     |                    |                      |                                                   |

**Contact & Contract Information**

|                    |                            |                        |                                                   |
|--------------------|----------------------------|------------------------|---------------------------------------------------|
| List Type:         | Exclusive Right to Sell    | Possible Financing:    | FHA, Insured Conventional, USDA Rural Housing, VA |
| Listing Terms:     |                            | Inspection Warranties: |                                                   |
| Listing Date:      | 04/09/2025                 | Disclosures:           |                                                   |
| Entered:           | 04/10/2025                 | Other Disclosures:     |                                                   |
| Temp Off Mkt Date: |                            | Possession:            | At Closing                                        |
| Withdrawn Date:    |                            |                        |                                                   |
| Last Change Date:  | 08/11/2025                 |                        |                                                   |
| List Office:       | New Start Home Realty, LLC |                        |                                                   |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

0 SR 44, Martinsville, IN 46151

\$500,000



|                   |  |                  |                             |
|-------------------|--|------------------|-----------------------------|
| <b>Active</b>     |  |                  |                             |
| Residential Land  |  | 24.16 Acres      | Morgan County               |
| Listing ID:       |  | 22072355         | List Price: \$500,000       |
| Property Type:    |  | Land             | Orig. List Price: \$500,000 |
| Subtype:          |  | Residential Land | List Date: 11/07/2025       |
| Transaction Type: |  | For Sale         | DOM/CDOM: 1/1               |
| Subdivision:      |  | No Subdivision   | County: Morgan              |

Directions

GPS Friendly

Public Remarks

A Hobby Farm Dream! Tucked away in one of the county's most desirable rural enclaves, this 24.16-acre property in Green Township offers a rare chance at serene country living with no subdivision restrictions. Featuring a charming blend of open fields and wooded areas, it's an ideal setting for hobby farming, raising livestock, or crafting your dream barndominium. Enjoy the freedom to build and live as you wish, all while being just a short drive from local amenities. Whether you envision a rural retreat or a working farm, this property is your blank canvas in a truly sought-after location.

Listing Details

|                     |                                                              |                       |                      |                                  |
|---------------------|--------------------------------------------------------------|-----------------------|----------------------|----------------------------------|
| Area:               |                                                              | 5510 - Morgan - Green | School Dist:         | MSD Martinsville Schools         |
| Legal Desc:         | S27 T12 R2E PT SW NE. 17.60 A & S27 T12 R2E PT NW SE 6.56 A. |                       | Elementary School:   | Green Township Elementary School |
| Section/Lot Number: | 27/551027200005000009 & 551027400001000009                   |                       | Intermediate School: | Bell Intermediate Academy        |
| Lot Size (SqFt):    | 1,052,570                                                    |                       | Middle School:       | John R. Wooden Middle School     |
| # of Acres:         | 24.16                                                        |                       | High School:         | Martinsville High School         |
| Usable Acres:       |                                                              |                       | Type:                | Agric Land                       |
| # of Lots:          | 2                                                            |                       | Lot Info:            |                                  |
| Divisible:          | No                                                           |                       | Zoning:              | Vacant Land                      |
|                     |                                                              |                       | \$/Acre:             | \$20,695.00                      |

Property Overview

|                       |                          |                 |
|-----------------------|--------------------------|-----------------|
| Current Use:          | Buildings:               | Not Applicable  |
| Proposed Use:         | Options:                 | Not Applic      |
| Facilities on Site:   | Development Status:      | Not Applicable  |
| Facilities near Site: | Traffic Count:           |                 |
| Water:                | Traffic Year:            |                 |
| Sewer:                | Public Transportation:   |                 |
| Utilities:            | Rail:                    |                 |
| Solid Waste:          | Road Surface Type:       | Asphalt, Gravel |
| Soil Type:            | Road Access:             | County Rd       |
| Soil Test:            | Road Frontage Type:      | State Road      |
| Topography:           | Web Link:                |                 |
| Documents Available:  | Association Website URL: |                 |

Tax/HOA

|                                |                              |                      |                                                |
|--------------------------------|------------------------------|----------------------|------------------------------------------------|
| Tax ID:                        | 551027200005000009           | Insurance Expense:   |                                                |
| MultiTax ID:                   | S27 T12 R2E PT NW SE 6.56 A. | Possible Financing:  | Conventional, Farmers Home Loan Administration |
| Semi Tax:                      | \$265.42                     | Existing Lease:      |                                                |
| Tax Year Due:                  | 2024                         | Existing Lease Type: |                                                |
| Tax Exempt:                    | None                         | Remaining Term:      |                                                |
| Low Maintenance Lifestyle Y/N: |                              | Proposed Lease:      |                                                |
| Association:                   |                              | Proposed Term:       |                                                |
| Mgmt Co.:                      |                              | Land Lease:          |                                                |
| Mgmt Phone:                    |                              |                      |                                                |
| Fee Includes:                  |                              |                      |                                                |
| Fee Amount:                    |                              |                      |                                                |
| Fee Paid:                      |                              |                      |                                                |
| Fee Includes:                  |                              |                      |                                                |
| HOA Disclosure:                |                              |                      |                                                |
| Amenities:                     |                              |                      |                                                |

Contact & Contract Information

|                    |                         |                        |                                                |
|--------------------|-------------------------|------------------------|------------------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, Farmers Home Loan Administration |
| Listing Terms:     |                         | Inspection Warranties: |                                                |
| Listing Date:      | 11/07/2025              | Disclosures:           |                                                |
| Entered:           | 11/07/2025              | Other Disclosures:     | Not Applicable                                 |
| Temp Off Mkt Date: |                         | Possession:            | At Closing                                     |
| Withdrawn Date:    |                         |                        |                                                |
| Last Change Date:  | 11/07/2025              |                        |                                                |
| List Office:       | Fox Haven Realty, LLC   |                        |                                                |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

Lot 6 Watson Rd, Mooresville, IN 46158

\$539,000



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 22.02 Acres       | Morgan County |
| Listing ID:       | 21974737         | List Price:       | \$539,000     |
| Property Type:    | Land             | Orig. List Price: | \$561,000     |
| Subtype:          | Residential Land | List Date:        | 04/25/2024    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 562/562       |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

22.02 Acre. This farm ground was split from a larger parcel and can continue to be utilized as income producing farm ground or can be the perfect location for building your new home and creating a fantastic mini pleasure farm.

Listing Details

|                     |                         |                      |                             |
|---------------------|-------------------------|----------------------|-----------------------------|
| Area:               | 5504 - Morgan - Madison | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | Watson Trace Lot 6 22A  | Elementary School:   |                             |
| Section/Lot Number: | /6                      | Intermediate School: |                             |
| Lot Size (SqFt):    | 959,191                 | Middle School:       |                             |
| # of Acres:         | 22.02                   | High School:         |                             |
| Usable Acres:       |                         | Type:                | Agric Land                  |
| # of Lots:          |                         | Lot Info:            |                             |
| Divisible:          | No                      | Zoning:              | AG SFR                      |
|                     |                         | \$/Acre:             | \$24,478.00                 |

Property Overview

|                       |                                                                                       |                        |                         |
|-----------------------|---------------------------------------------------------------------------------------|------------------------|-------------------------|
| Current Use:          |                                                                                       | Buildings:             | Not Applicable          |
| Proposed Use:         |                                                                                       | Options:               | Not Applic              |
| Facilities on Site:   | Not Applicable                                                                        | Development Status:    | Plat Recorded, Surveyed |
| Facilities near Site: | Electric, Gas, Water                                                                  | Traffic Count:         |                         |
| Water:                |                                                                                       | Traffic Year:          |                         |
| Sewer:                | Septic Required                                                                       | Public Transportation: |                         |
| Utilities:            |                                                                                       | Rail:                  |                         |
| Solid Waste:          | No                                                                                    | Road Surface Type:     | Asphalt                 |
| Soil Type:            | Clay, Loam                                                                            | Road Access:           | County Rd               |
| Soil Test:            |                                                                                       | Road Frontage Type:    | County Road             |
| Topography:           | Level                                                                                 | Web Link:              |                         |
| Documents Available:  | Aerial Photo, Covenants & Restrictions, Legal Description, Survey Soil, Survey Staked |                        |                         |
|                       |                                                                                       |                        |                         |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550616400001000015 | Insurance Expense:   |  |
| Semi Tax:                      | \$320.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2023               | Existing Lease:      |  |
| Tax Exempt:                    | None               | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |  |
| Association:                   | No                 | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 04/25/2024                   | Disclosures:           |            |
| Entered:           | 04/25/2024                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | At Closing |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 06/23/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

00 Walters Rd, Martinsville, IN 46151

\$539,900



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 27.55 Acres       | Morgan County |
| Listing ID:       | 22071766         | List Price:       | \$539,900     |
| Property Type:    | Land             | Orig. List Price: | \$539,900     |
| Subtype:          | Residential Land | List Date:        | 11/05/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 3/3           |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

27 gorgeous rural undeveloped acres already zoned as a residential building site awaits. Land features lots of level ground to explore your options on placement of your dream home & other amenities of your choosing. Mature trees on property as well providing privacy & a great start to your very own private retreat. Enjoy being off the beaten path, but yet close to I-70 making for a quick commute to work, shopping, or whatever you enjoy outside of the country life.

Listing Details

|                     |                                     |                      |                                |
|---------------------|-------------------------------------|----------------------|--------------------------------|
| Area:               | 5501 - Morgan - Adams               | School Dist:         | Eminence Community School Corp |
| Legal Desc:         | LOT 1 WHITAKER MINOR PLAT (27.55AC) | Elementary School:   | Eminence Elementary School     |
| Section/Lot Number: | /1                                  | Intermediate School: |                                |
| Lot Size (SqFt):    | 0                                   | Middle School:       |                                |
| # of Acres:         | 27.55                               | High School:         | Eminence Jr-Sr High School     |
| Usable Acres:       |                                     | Type:                | Undeveloped                    |
| # of Lots:          |                                     | Lot Info:            |                                |
| Divisible:          | No                                  | Zoning:              | Residential                    |
|                     |                                     | \$/Acre:             | \$19,597.00                    |

Property Overview

|                       |                 |                          |                |
|-----------------------|-----------------|--------------------------|----------------|
| Current Use:          |                 | Buildings:               | Not Applicable |
| Proposed Use:         |                 | Options:                 | Not Applicable |
| Facilities on Site:   | None            | Development Status:      | Surveyed       |
| Facilities near Site: | Electric, Water | Traffic Count:           |                |
| Water:                |                 | Traffic Year:            |                |
| Sewer:                | Septic Required | Public Transportation:   |                |
| Utilities:            |                 | Rail:                    |                |
| Solid Waste:          | No              | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applicable  | Road Access:             | County Rd      |
| Soil Test:            | No              | Road Frontage Type:      | County Road    |
| Topography:           | Level           | Web Link:                |                |
| Documents Available:  | Survey Staked   | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |           |
|--------------------------------|--------------------|----------------------|-----------|
| Tax ID:                        | 550332200003001001 | Insurance Expense:   |           |
| Semi Tax:                      | \$1,300.00         | Possible Financing:  | Cash Only |
| Tax Year Due:                  | 2024               | Existing Lease:      |           |
| Tax Exempt:                    | None               | Existing Lease Type: |           |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |           |
| Association:                   |                    | Proposed Lease:      |           |
| Mgmt Co.:                      |                    | Proposed Term:       |           |
| Mgmt Phone:                    |                    | Land Lease:          |           |
| Fee Includes:                  |                    |                      |           |
| Fee Amount:                    |                    |                      |           |
| Fee Paid:                      |                    |                      |           |
| Fee Includes:                  |                    |                      |           |
| HOA Disclosure:                |                    |                      |           |
| Amenities:                     |                    |                      |           |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Cash Only  |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 11/05/2025              | Disclosures:           |            |
| Entered:           | 11/05/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 11/05/2025              |                        |            |
| List Office:       | Carpenter, REALTORS®    |                        |            |

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7892 N Whiteland Ln, Martinsville, IN 46151-5209

\$568,398



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| Active            |  |                  |                   |
| Residential Land  |  | 20.67 Acres      | Morgan County     |
| Listing ID:       |  | 22041834         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | No Subdivision   | County:           |

Directions

GPS Friendly

Public Remarks

PRIME 20 +/- acres. If you have been looking for land to farm, hunt, residential homesites, or a long-term hold, look no further. This priceless acreage ( located in northern Morgan County borders interstate 69 ) and had endless current and future opportunities.

Listing Details

|                     |                                           |                      |                            |
|---------------------|-------------------------------------------|----------------------|----------------------------|
| Area:               | 5505 - Morgan - Harrison                  | School Dist:         | Mooreville Con School Corp |
| Legal Desc:         | Pt Lot 4 Korra Final Minor Plat 20.669 Ac | Elementary School:   | Waverly Elementary School  |
| Section/Lot Number: | /55-06-25-100-008.004-011                 | Intermediate School: |                            |
| Lot Size (SqFt):    | 900,342                                   | Middle School:       | Paul Hadley Middle School  |
| # of Acres:         | 20.67                                     | High School:         | Mooreville High School     |
| Usable Acres:       |                                           | Type:                | Not Applic                 |
| # of Lots:          |                                           | Lot Info:            |                            |
| Divisible:          | No                                        | Zoning:              | Agricultural               |
|                     |                                           | \$/Acre:             | \$27,499.00                |

Property Overview

|                       |                      |                          |                |
|-----------------------|----------------------|--------------------------|----------------|
| Current Use:          |                      | Buildings:               | Not Applicable |
| Proposed Use:         |                      | Options:                 | Not Applic     |
| Facilities on Site:   | Not Applicable       | Development Status:      | Plat Recorded  |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |                |
| Water:                |                      | Traffic Year:            |                |
| Sewer:                | Septic Required      | Public Transportation:   |                |
| Utilities:            |                      | Rail:                    |                |
| Solid Waste:          | Yes                  | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic           | Road Access:             | Frontage Road  |
| Soil Test:            |                      | Road Frontage Type:      | County Road    |
| Topography:           | Level                | Web Link:                |                |
| Documents Available:  | None                 | Association Website URL: |                |



Tax/HOA

|                                |                    |
|--------------------------------|--------------------|
| Tax ID:                        | 550625100008004011 |
| Semi Tax:                      | \$199.00           |
| Tax Year Due:                  | 2024               |
| Tax Exempt:                    |                    |
| 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:  |
| 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:      | 05/30/2025              |
| Entered:           | 05/30/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 07/18/2025              |
| List Office:       | CENTURY 21 Scheetz      |

|                        |            |
|------------------------|------------|
| Possible Financing:    |            |
| Inspection Warranties: |            |
| Disclosures:           |            |
| Other Disclosures:     |            |
| Possession:            | Negotiable |

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Lot 6 N Kitchen Rd, Mooresville, IN 46158

\$588,000



Active

Residential Land

23.84 Acres

Morgan County

Listing ID:

22025312

List Price:

\$588,000

Property Type:

Land

Orig. List Price:

\$608,000

Subtype:

Residential Land

List Date:

04/15/2025

Transaction Type:

For Sale

DOM/CDOM:

207/207

Subdivision:

No Subdivision

County:

Morgan

Public Remarks

Spacious 23 +/- acre lot that is perfect for building your dream home, barn, or any combination you desire. Enjoy the benefits of space while still being in close proximity to the vibrant community of Mooresville. City water and gas are nearby. Septic required. Soil tests on file. Income from currently leased farm field !

Listing Details

|                     |                                              |                      |                                  |
|---------------------|----------------------------------------------|----------------------|----------------------------------|
| Area:               | 5504 - Morgan - Madison                      | School Dist:         | Mooresville Con School Corp      |
| Legal Desc:         | LOT 6 KITCHEN ESTATES MINOR PLAT (23.836 AC) | Elementary School:   |                                  |
| Section/Lot Number: | /1                                           | Intermediate School: |                                  |
| Lot Size (SqFt):    | 1,038,296                                    | Middle School:       | Paul Hadley Middle School        |
| # of Acres:         | 23.84                                        | High School:         | Mooresville High School          |
| Usable Acres:       |                                              | Type:                | Agric Land, Row Crop, Single Lot |
| # of Lots:          |                                              | Lot Info:            |                                  |
| Divisible:          | No                                           | Zoning:              | ag sfr                           |
|                     |                                              | \$/Acre:             | \$24,669.00                      |

Property Overview

|                       |                                                            |                          |                |
|-----------------------|------------------------------------------------------------|--------------------------|----------------|
| Current Use:          |                                                            | Buildings:               | Not Applicable |
| Proposed Use:         |                                                            | Options:                 | Not Applic     |
| Facilities on Site:   | None                                                       | Development Status:      | Plat Recorded  |
| Facilities near Site: | Electric, Gas, Water                                       | Traffic Count:           |                |
| Water:                |                                                            | Traffic Year:            |                |
| Sewer:                | Septic Required                                            | Public Transportation:   |                |
| Utilities:            |                                                            | Rail:                    |                |
| Solid Waste:          | No                                                         | Road Surface Type:       | Asphalt        |
| Soil Type:            | Clay, Loam                                                 | Road Access:             | County Rd      |
| Soil Test:            |                                                            | Road Frontage Type:      | County Road    |
| Topography:           | Level                                                      | Web Link:                |                |
| Documents Available:  | Aerial Photo, Percolation Test, Survey Soil, Survey Staked | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550616400001008015 | Insurance Expense:   |  |
| Semi Tax:                      | \$250.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                              |                        |            |
|--------------------|------------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell      | Possible Financing:    |            |
| Listing Terms:     |                              | Inspection Warranties: |            |
| Listing Date:      | 04/15/2025                   | Disclosures:           |            |
| Entered:           | 04/16/2025                   | Other Disclosures:     |            |
| Temp Off Mkt Date: |                              | Possession:            | At Closing |
| Withdrawn Date:    |                              |                        |            |
| Last Change Date:  | 06/23/2025                   |                        |            |
| List Office:       | Keller Williams Indy Metro S |                        |            |

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00E S R 37, Martinsville, IN 46151

\$657,305



|                   |  |                  |                   |
|-------------------|--|------------------|-------------------|
| <b>Active</b>     |  |                  |                   |
| Residential Land  |  | 23.90 Acres      | Morgan County     |
| Listing ID:       |  | 22041854         | List Price:       |
| Property Type:    |  | Land             | Orig. List Price: |
| Subtype:          |  | Residential Land | List Date:        |
| Transaction Type: |  | For Sale         | DOM/CDOM:         |
| Subdivision:      |  | No Subdivision   | County:           |

Directions

GPS Friendly

Public Remarks

Prime 23 +/- acres. If you have been looking for land to farm, hunt, residential homesites, or a long-term hold, look no further. This priceless acreage ( located in northern Morgan County borders interstate 69 ) and had endless current and future opportunities.

Listing Details

|                     |                           |                      |                            |
|---------------------|---------------------------|----------------------|----------------------------|
| Area:               | 5505 - Morgan - Harrison  | School Dist:         | Mooreville Con School Corp |
| Legal Desc:         | S26 T13 R2e E Ne 23.902 A | Elementary School:   | Waverly Elementary School  |
| Section/Lot Number: | /55-06-26-200-012.000-011 | Intermediate School: |                            |
| Lot Size (SqFt):    | 1,041,171                 | Middle School:       | Paul Hadley Middle School  |
| # of Acres:         | 23.90                     | High School:         | Mooreville High School     |
| Usable Acres:       |                           | Type:                | Agric Land                 |
| # of Lots:          | 1                         | Lot Info:            |                            |
| Divisible:          | Yes                       | Zoning:              | Residential                |
|                     |                           | \$/Acre:             | \$27,502.00                |

Property Overview

|                       |                      |                          |                |
|-----------------------|----------------------|--------------------------|----------------|
| Current Use:          |                      | Buildings:               | Not Applicable |
| Proposed Use:         |                      | Options:                 | Not Applic     |
| Facilities on Site:   | None                 | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |                |
| Water:                |                      | Traffic Year:            |                |
| Sewer:                | Septic Required      | Public Transportation:   |                |
| Utilities:            |                      | Rail:                    |                |
| Solid Waste:          | No                   | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic           | Road Access:             | Frontage Road  |
| Soil Test:            |                      | Road Frontage Type:      | County Road    |
| Topography:           | Not Applic           | Web Link:                |                |
| Documents Available:  | None                 | Association Website URL: |                |

Tax/HOA

|                                |                    |
|--------------------------------|--------------------|
| Tax ID:                        | 550626200012000011 |
| Semi Tax:                      | \$199.00           |
| Tax Year Due:                  | 2024               |
| Tax Exempt:                    |                    |
| 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:  |
| 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:      | 05/30/2025              |
| Entered:           | 05/30/2025              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 07/18/2025              |
| List Office:       | CENTURY 21 Scheetz      |

|                        |            |
|------------------------|------------|
| Possible Financing:    |            |
| Inspection Warranties: |            |
| Disclosures:           |            |
| Other Disclosures:     |            |
| Possession:            | Negotiable |

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00D Waverly Rd, Martinsville, IN 46151

\$987,610



Active

Residential Land

30.39 Acres

Morgan County

Listing ID:

22041838

List Price:

\$987,610

Property Type:

Land

Orig. List Price:

\$1,139,550

Subtype:

Residential Land

List Date:

05/30/2025

Transaction Type:

For Sale

DOM/CDOM:

162/162

Subdivision:

No Subdivision

County:

Morgan

Directions

GPS Friendly

Public Remarks

PRIME 30 +/- acres. If you have been looking for land to farm, hunt, residential homesites, or a long-term hold, look no further. This priceless acreage ( located in northern Morgan County borders interstate 69 ) and had endless current and future opportunities.

Listing Details

|                     |                            |                      |                            |
|---------------------|----------------------------|----------------------|----------------------------|
| Area:               | 5505 - Morgan - Harrison   | School Dist:         | Mooreville Con School Corp |
| Legal Desc:         | S25 T13 R2e W Nw 30.388 Ac | Elementary School:   | Waverly Elementary School  |
| Section/Lot Number: | /55-06-25-100-007.000-011  | Intermediate School: |                            |
| Lot Size (SqFt):    | 1,323,701                  | Middle School:       | Paul Hadley Middle School  |
| # of Acres:         | 30.39                      | High School:         | Mooreville High School     |
| Usable Acres:       |                            | Type:                | Agric Land                 |
| # of Lots:          | 1                          | Lot Info:            |                            |
| Divisible:          | Yes                        | Zoning:              | Agricultural               |
|                     |                            | \$/Acre:             | \$32,498.00                |

Property Overview

|                       |                      |                          |                |
|-----------------------|----------------------|--------------------------|----------------|
| Current Use:          |                      | Buildings:               | Not Applicable |
| Proposed Use:         |                      | Options:                 | Not Applic     |
| Facilities on Site:   | None                 | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |                |
| Water:                |                      | Traffic Year:            |                |
| Sewer:                | Septic Required      | Public Transportation:   |                |
| Utilities:            |                      | Rail:                    |                |
| Solid Waste:          | No                   | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic           | Road Access:             | Frontage Road  |
| Soil Test:            |                      | Road Frontage Type:      | County Road    |
| Topography:           | Level, Sloping       | Web Link:                |                |
| Documents Available:  | None                 | Association Website URL: |                |

Tax/HOA

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550625100007000011 | Insurance Expense:   |  |
| Semi Tax:                      | \$259.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 05/30/2025              | Disclosures:           |            |
| Entered:           | 05/30/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/18/2025              |                        |            |
| List Office:       | CENTURY 21 Scheetz      |                        |            |

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00 Legendary Dr, Martinsville, IN 46151

\$1,100,000



|                   |  |                  |  |                   |  |               |  |
|-------------------|--|------------------|--|-------------------|--|---------------|--|
| Active            |  | Residential Land |  | 153.15 Acres      |  | Morgan County |  |
| Listing ID:       |  | 21950905         |  | List Price:       |  | \$1,100,000   |  |
| Property Type:    |  | Land             |  | Orig. List Price: |  | \$878,000     |  |
| Subtype:          |  | Residential Land |  | List Date:        |  | 10/29/2023    |  |
| Transaction Type: |  | For Sale         |  | DOM/CDOM:         |  | 508/508       |  |
| Subdivision:      |  | No Subdivision   |  | County:           |  | Morgan        |  |

Directions

GPS Friendly

Public Remarks

Located in the heart of central Indiana, this expansive 151.88-acre woodland is a captivating blend of natural beauty and diverse ecosystems. The forest is characterized by a rich tapestry of deciduous trees, including oak, maple, and hickory, which create a vibrant canopy that changes with the seasons. In spring, the woods are alive with the fresh green of new leaves and the delicate blooms of wildflowers, while autumn transforms the landscape into a breathtaking display of reds, oranges, and yellows. The forest floor is a mix of underbrush, ferns, and mosses, providing a habitat for various wildlife species. Deer, turkey, squirrels, foxes, and raccoons are commonly sighted, along with a variety of birds such as woodpeckers, owls, and songbirds, making it a haven for nature enthusiasts and bird watchers. Winding trails meander through the woods, offering both leisurely strolls and more challenging hikes. These paths reveal hidden clearings, trickling streams, and a small pond that serve as tranquil spots for reflection or observation of the forest's inhabitants. The air is filled with the earthy scent of leaves and soil, accompanied by the gentle rustle of the wind through the trees and the melodic sounds of nature. This 151-acre woodland in central Indiana not only provides a sanctuary for wildlife but also serves as a peaceful retreat for those looking to escape the hustle and bustle of everyday life. It is a place where one can immerse in the serenity of the natural world, experiencing the beauty and tranquility of an untouched forest ecosystem.

Listing Details

|                     |                                                                                                                                                                                                                                                            |                      |                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| Area:               | 5512 - Morgan - Washington                                                                                                                                                                                                                                 | School Dist:         | MSD Martinsville Schools |
| Legal Desc:         | 55-12-13-100-002.000-020,55-12-13-200-001.000-020,55-12-13-200-004.000-023,55-12-13-400-001.000-023,55-12-13-400-002.000-023,55-12-13-200-005.000-023,55-12-13-400-004.000-023,55-12-13-400-004.001-023,55-13-18-265-006.000-023,55-12-13-200-006.000-023, | Elementary School:   |                          |
|                     |                                                                                                                                                                                                                                                            | Intermediate School: |                          |
|                     |                                                                                                                                                                                                                                                            | Middle School:       |                          |
| Section/Lot Number: | /1-8                                                                                                                                                                                                                                                       | High School:         |                          |
| Lot Size (SqFt):    | 6,664,680                                                                                                                                                                                                                                                  | Type:                | Undeveloped              |
| # of Acres:         | 153.15                                                                                                                                                                                                                                                     | Lot Info:            |                          |
| Usable Acres:       |                                                                                                                                                                                                                                                            | Zoning:              | Agriculture              |
| # of Lots:          | 11                                                                                                                                                                                                                                                         | \$/Acre:             | \$7,183.00               |
| Divisible:          | No                                                                                                                                                                                                                                                         |                      |                          |

Property Overview



|                       |                                                  |
|-----------------------|--------------------------------------------------|
| Current Use:          |                                                  |
| Proposed Use:         |                                                  |
| Facilities on Site:   | Electric, Water                                  |
| Facilities near Site: | Easement, Electric, Gas, Sewer, Telephone, Other |
| Water:                |                                                  |
| Sewer:                | Municipal Sewer Near                             |
| Utilities:            |                                                  |
| Solid Waste:          | No                                               |
| Soil Type:            | Clay                                             |
| Soil Test:            |                                                  |
| Topography:           | Hilly, Wooded                                    |
| Documents Available:  | Legal Description, See Remarks                   |

|                          |                         |
|--------------------------|-------------------------|
| Buildings:               | Not Applicable          |
| Options:                 | Sell Entity             |
| Development Status:      | Easements, Other        |
| Traffic Count:           |                         |
| Traffic Year:            |                         |
| Public Transportation:   |                         |
| Rail:                    |                         |
| Road Surface Type:       | Asphalt, Gravel         |
| Road Access:             | Frontage Road           |
| Road Frontage Type:      | Frontage Rd, Private Rd |
| Web Link:                |                         |
| Association Website URL: |                         |

**Tax/HOA**

|                                |                    |
|--------------------------------|--------------------|
| Tax ID:                        | 551213100002000020 |
| MultiTax ID:                   | See Remarks        |
| Semi Tax:                      | \$630.00           |
| Tax Year Due:                  | 2022               |
| 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:  |  |
| 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:      | 10/29/2023              |
| Entered:           | 10/29/2023              |
| Temp Off Mkt Date: |                         |
| Withdrawn Date:    |                         |
| Last Change Date:  | 07/30/2025              |
| List Office:       | Bennett Realty          |

|                        |            |
|------------------------|------------|
| Possible Financing:    |            |
| Inspection Warranties: |            |
| Disclosures:           |            |
| Other Disclosures:     |            |
| Possession:            | At Closing |

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0 Cherry Ct, Martinsville, IN 46151

\$1,250,000



|                   |  |                  |            |                               |
|-------------------|--|------------------|------------|-------------------------------|
| Active            |  | Residential Land | 0.32 Acres | Morgan County                 |
| Listing ID:       |  | 22068989         |            | List Price: \$1,250,000       |
| Property Type:    |  | Land             |            | Orig. List Price: \$1,250,000 |
| Subtype:          |  | Residential Land |            | List Date: 10/20/2025         |
| Transaction Type: |  | For Sale         |            | DOM/CDOM: 19/19               |
| Subdivision:      |  | Painted Hills    |            | County: Morgan                |

Directions

GPS Friendly

Public Remarks

This lot is being sold together with 2076 Dynasty Ridge Rd. Martinsville, IN 46151 MLS#22064722. The home and lot will transfer under one purchase agreement and must be sold together. Set on 8.09 private acres in Dynasty-with no HOA or restrictive covenants-offers rare freedom & privacy. The sale also includes a Painted Hills lake lot (MLS#22068989), giving you full access to Painted Hills' resort-style amenities: 2 private lakes for boating and fishing, clubhouse, restaurant & bar, pool, tennis/pickleball, playground, dog park, & a packed calendar of live music & year-round events. Over 10,000 SF, this home was designed for entertaining & multigenerational living. Featuring 7 bedrooms/4.5 baths, including 3 primary suites & a private in-law suite with its own entrance-perfect for extended family, guests, or potential income as an Airbnb or bed & breakfast. The home also includes a 50x33 four-bay heated garage, a gourmet kitchen, and massive windows framing panoramic views. Updates include -new roof, brand-new carpet, and 3 geothermal HVAC units-ensure comfort & efficiency. Multiple decks invite you to relax or entertain outdoors. The finished, insulated 40x60 barn adds even more flexibility for gatherings, hobbies, or a home-based business. Hop on your ATV or golf cart & explore the world-class Cedar Creek Winery & Distillery, enjoy dinner & live entertainment at the clubhouse, or stroll through local farmers markets. Everything you need to live, play, & unwind is right here. Whether you envision a luxury family retreat, multigenerational estate, or business opportunity as a bed & breakfast or Airbnb, this one-of-a-kind property offers privacy, natural beauty, a true lifestyle experience-all just minutes from I-69 and a short drive to Greenwood, Bloomington, Indpls. Current owner has been approved for a home-based business(buyer to verify any future business use). MLS #22067685 (3.15 acres) can be purchased separately.

Listing Details

|                     |                                        |                      |                                            |
|---------------------|----------------------------------------|----------------------|--------------------------------------------|
| Area:               | 5511 - Morgan - Jackson                | School Dist:         | Nineveh-Hensley-Jackson United             |
| Legal Desc:         | Lot 1119 Painted Hills Subdivision 8th | Elementary School:   | Indian Creek Elementary School             |
| Section/Lot Number: | /1119                                  | Intermediate School: | Indian Creek Intermediate School           |
| Lot Size (SqFt):    | 13,983                                 | Middle School:       | Indian Creek Middle School                 |
| # of Acres:         | 0.32                                   | High School:         | Indian Creek Sr High School                |
| Usable Acres:       |                                        | Type:                | Undeveloped                                |
| # of Lots:          |                                        | Lot Info:            | Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                     | Zoning:              | residential                                |
|                     |                                        | \$/Acre:             | \$3,906,250.00                             |

Property Overview

|                       |                                                           |                          |                |
|-----------------------|-----------------------------------------------------------|--------------------------|----------------|
| Current Use:          |                                                           | Buildings:               | No Building    |
| Proposed Use:         |                                                           | Options:                 | Not Applicable |
| Facilities on Site:   | Not Applicable                                            | Development Status:      | Not Applicable |
| Facilities near Site: | None                                                      | Traffic Count:           |                |
| Water:                |                                                           | Traffic Year:            |                |
| Sewer:                | Not Applicable                                            | Public Transportation:   |                |
| Utilities:            |                                                           | Rail:                    |                |
| Solid Waste:          | No                                                        | Road Surface Type:       | Not Applicable |
| Soil Type:            | Not Applicable                                            | Road Access:             | Not Applicable |
| Soil Test:            |                                                           | Road Frontage Type:      | City Street    |
| Topography:           | Hilly                                                     | Web Link:                |                |
| Documents Available:  | Aerial Photo, Covenants & Restrictions, Legal Description | Association Website URL: |                |

Tax/HOA

|                                |                                                                                                |                      |                                         |
|--------------------------------|------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------|
| Tax ID:                        | 551418480001000012                                                                             | Insurance Expense:   |                                         |
| MultiTax ID:                   | 55-14-17-100-001.003-012                                                                       | Possible Financing:  | Conventional, FHA, Insured Conventional |
| Semi Tax:                      | \$7.00                                                                                         | Existing Lease:      |                                         |
| Tax Year Due:                  | 2024                                                                                           | Existing Lease Type: |                                         |
| Tax Exempt:                    |                                                                                                | Remaining Term:      |                                         |
| Low Maintenance Lifestyle Y/N: | No                                                                                             | Proposed Lease:      |                                         |
| Association:                   | Yes                                                                                            | Proposed Term:       |                                         |
| Mgmt Co.:                      |                                                                                                | Land Lease:          |                                         |
| Mgmt Phone:                    |                                                                                                |                      |                                         |
| Fee Includes:                  | Mandatory Fee                                                                                  |                      |                                         |
| Fee Amount:                    | \$713                                                                                          |                      |                                         |
| Fee Paid:                      | Annually                                                                                       |                      |                                         |
| Fee Includes:                  | Clubhouse, Entrance Common, Park Playground, Pickleball Court, Professional Management, Tennis |                      |                                         |
| HOA Disclosure:                | Covenants & Restrictions                                                                       |                      |                                         |
| Amenities:                     | Clubhouse, Park, Playground, Pickleball Court, Management, Tennis Court(s)                     |                      |                                         |

Contact & Contract Information

|                    |                         |                        |                                         |
|--------------------|-------------------------|------------------------|-----------------------------------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Conventional, FHA, Insured Conventional |
| Listing Terms:     |                         | Inspection Warranties: |                                         |
| Listing Date:      | 10/20/2025              | Disclosures:           |                                         |
| Entered:           | 10/20/2025              | Other Disclosures:     | Other/See Remarks                       |
| Temp Off Mkt Date: |                         | Possession:            | At Closing, Negotiable                  |
| Withdrawn Date:    |                         |                        |                                         |
| Last Change Date:  | 10/20/2025              |                        |                                         |
| List Office:       | F.C. Tucker Company     |                        |                                         |

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Prepared By: Leah Kane | Maximum Results Real Estate | 11/07/2025 04:03 PM

00A S R 37, Martinsville, IN 46151

\$1,823,380



|                   |  |                  |                               |
|-------------------|--|------------------|-------------------------------|
| <b>Active</b>     |  |                  |                               |
| Residential Land  |  | 56.10 Acres      | Morgan County                 |
| Listing ID:       |  | 22041088         | List Price: \$1,823,380       |
| Property Type:    |  | Land             | Orig. List Price: \$2,103,900 |
| Subtype:          |  | Residential Land | List Date: 05/30/2025         |
| Transaction Type: |  | For Sale         | DOM/CDOM: 162/162             |
| Subdivision:      |  | No Subdivision   | County: Morgan                |

Directions

GPS Friendly

Public Remarks

Prime 56 +/- acres. If you have been looking for land to farm, hunt, residential homesites, or a long-term hold, look no further. This priceless acreage ( located in northern Morgan County borders interstate 69 ) and had endless current and future opportunities.

Listing Details

|                     |                               |                      |                                  |
|---------------------|-------------------------------|----------------------|----------------------------------|
| Area:               | 5505 - Morgan - Harrison      | School Dist:         | Mooreville Con School Corp       |
| Legal Desc:         | S24 T13 R2e E 1/2 Sw 56.104 A | Elementary School:   | Waverly Elementary School        |
| Section/Lot Number: | /55-06-24-300-004.000-011     | Intermediate School: |                                  |
| Lot Size (SqFt):    | 2,443,890                     | Middle School:       | Paul Hadley Middle School        |
| # of Acres:         | 56.10                         | High School:         | Mooreville High School           |
| Usable Acres:       |                               | Type:                | Agric Land                       |
| # of Lots:          | 1                             | Lot Info:            | Not In Subdivision, Trees Mature |
| Divisible:          | Yes                           | Zoning:              | Agricultural                     |
|                     |                               | \$/Acre:             | \$32,502.00                      |

Property Overview

|                       |                      |                          |                |
|-----------------------|----------------------|--------------------------|----------------|
| Current Use:          |                      | Buildings:               | Not Applicable |
| Proposed Use:         |                      | Options:                 | Not Applic     |
| Facilities on Site:   | None                 | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |                |
| Water:                |                      | Traffic Year:            |                |
| Sewer:                | Septic Required      | Public Transportation:   |                |
| Utilities:            |                      | Rail:                    |                |
| Solid Waste:          | No                   | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic           | Road Access:             | Access Rd      |
| Soil Test:            |                      | Road Frontage Type:      | County Road    |
| Topography:           | Not Applic           | Web Link:                |                |
| Documents Available:  | None                 | Association Website URL: |                |

**Tax/HOA**

|                                |                    |                      |  |
|--------------------------------|--------------------|----------------------|--|
| Tax ID:                        | 550624300004000011 | Insurance Expense:   |  |
| Semi Tax:                      | \$505.00           | Possible Financing:  |  |
| Tax Year Due:                  | 2024               | Existing Lease:      |  |
| Tax Exempt:                    |                    | Existing Lease Type: |  |
| Low Maintenance Lifestyle Y/N: |                    | Remaining Term:      |  |
| Association:                   |                    | Proposed Lease:      |  |
| Mgmt Co.:                      |                    | Proposed Term:       |  |
| Mgmt Phone:                    |                    | Land Lease:          |  |
| Fee Includes:                  |                    |                      |  |
| Fee Amount:                    |                    |                      |  |
| Fee Paid:                      |                    |                      |  |
| Fee Includes:                  |                    |                      |  |
| HOA Disclosure:                |                    |                      |  |
| Amenities:                     |                    |                      |  |

**Contact & Contract Information**

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 05/30/2025              | Disclosures:           |            |
| Entered:           | 05/30/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | Negotiable |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/18/2025              |                        |            |
| List Office:       | CENTURY 21 Scheetz      |                        |            |

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0 Banta Rd., Mooresville, IN 46151

\$2,500,000

|        |                  |             |               |
|--------|------------------|-------------|---------------|
| Active | Residential Land | 17.87 Acres | Morgan County |
|--------|------------------|-------------|---------------|

No photo available

|                   |                  |                   |             |
|-------------------|------------------|-------------------|-------------|
| Listing ID:       | 21966792         | List Price:       | \$2,500,000 |
| Property Type:    | Land             | Orig. List Price: | \$2,500,000 |
| Subtype:          | Residential Land | List Date:        | 03/05/2024  |
| Transaction Type: | For Sale         | DOM/CDOM:         | 613/613     |
| Subdivision:      | Oak Hills        | County:           | Morgan      |

Directions

GPS Friendly

Public Remarks

Wildlife galore! Your own paradise ready for your new home perfect for a walkout basement. Small creek for the deer/turkey, pasture and woods for your four wheelers. A small outbuilding is located in the middle of the property. Only minutes to Mallow Winery. No soil testing has been performed. All information is derived from public records.

Listing Details

|                     |                                                |                      |                                                        |
|---------------------|------------------------------------------------|----------------------|--------------------------------------------------------|
| Area:               | 5505 - Morgan - Harrison                       | School Dist:         | Mooresville Con School Corp                            |
| Legal Desc:         | Lot 1 Gutting's Banta Road Minor Plat 17.869 A | Elementary School:   | Waverly Elementary School                              |
| Section/Lot Number: | /1                                             | Intermediate School: |                                                        |
| Lot Size (SqFt):    | 778,374                                        | Middle School:       | Paul Hadley Middle School                              |
| # of Acres:         | 17.87                                          | High School:         | Mooresville High School                                |
| Usable Acres:       |                                                | Type:                | Not Applic                                             |
| # of Lots:          |                                                | Lot Info:            | Cul-De-Sac, Rural In Subdivision, Trees Mature, Wooded |
| Divisible:          | No                                             | Zoning:              | Residential                                            |
|                     |                                                | \$/Acre:             | \$139,899.00                                           |

Property Overview

|                       |                          |                          |                        |
|-----------------------|--------------------------|--------------------------|------------------------|
| Current Use:          |                          | Buildings:               | Shed                   |
| Proposed Use:         |                          | Options:                 | Other                  |
| Facilities on Site:   | Electric, Other          | Development Status:      | Other                  |
| Facilities near Site: | Electric                 | Traffic Count:           |                        |
| Water:                |                          | Traffic Year:            |                        |
| Sewer:                | Septic Required          | Public Transportation:   |                        |
| Utilities:            |                          | Rail:                    |                        |
| Solid Waste:          | No                       | Road Surface Type:       | Concrete               |
| Soil Type:            | Other                    | Road Access:             | County Rd, Street Cuts |
| Soil Test:            |                          | Road Frontage Type:      | County Road            |
| Topography:           | Pasture, Sloping, Stream | Web Link:                |                        |
| Documents Available:  | Legal Description        | Association Website URL: |                        |

**Tax/HOA**

|                                |                    |                      |                |
|--------------------------------|--------------------|----------------------|----------------|
| Tax ID:                        | 550624400002003011 | Insurance Expense:   |                |
| Semi Tax:                      | \$2,700.00         | Possible Financing:  | Not Applicable |
| Tax Year Due:                  | 2022               | Existing Lease:      |                |
| Tax Exempt:                    |                    | Existing Lease Type: |                |
| Low Maintenance Lifestyle Y/N: | No                 | Remaining Term:      |                |
| Association:                   |                    | Proposed Lease:      |                |
| Mgmt Co.:                      |                    | Proposed Term:       |                |
| Mgmt Phone:                    |                    | Land Lease:          |                |
| Fee Includes:                  |                    |                      |                |
| Fee Amount:                    |                    |                      |                |
| Fee Paid:                      |                    |                      |                |
| Fee Includes:                  |                    |                      |                |
| HOA Disclosure:                |                    |                      |                |
| Amenities:                     |                    |                      |                |

**Contact & Contract Information**

|                    |                         |                        |                |
|--------------------|-------------------------|------------------------|----------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    | Not Applicable |
| Listing Terms:     |                         | Inspection Warranties: |                |
| Listing Date:      | 03/05/2024              | Disclosures:           |                |
| Entered:           | 03/05/2024              | Other Disclosures:     | Not Applicable |
| Temp Off Mkt Date: |                         | Possession:            | At Closing     |
| Withdrawn Date:    |                         |                        |                |
| Last Change Date:  | 03/05/2024              |                        |                |
| List Office:       | Kirby South             |                        |                |

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000 S R 37, Martinsville, IN 46151

\$4,036,693



|                   |                  |                   |               |
|-------------------|------------------|-------------------|---------------|
| Active            | Residential Land | 131.06 Acres      | Morgan County |
| Listing ID:       | 22041865         | List Price:       | \$4,036,693   |
| Property Type:    | Land             | Orig. List Price: | \$4,914,863   |
| Subtype:          | Residential Land | List Date:        | 05/30/2025    |
| Transaction Type: | For Sale         | DOM/CDOM:         | 162/162       |
| Subdivision:      | No Subdivision   | County:           | Morgan        |

Directions

GPS Friendly

Public Remarks

PRIME 131 +/- acres. If you have been looking for land to farm, hunt, residential homesites, or a long-term hold, look no further. This priceless acreage ( located in northern Morgan County borders interstate 69 ) and had endless current and future opportunities. This listing includes 56+/- acres (BLC 22041088), 20+/- acres (BLC 22041834), 30+/- acres (BLC 22041838), 23 +/- acres (BLC 22041854)

Listing Details

|                     |                               |                      |                             |
|---------------------|-------------------------------|----------------------|-----------------------------|
| Area:               | 5505 - Morgan - Harrison      | School Dist:         | Mooresville Con School Corp |
| Legal Desc:         | S24 T13 R2e E 1/2 Sw 56.104 A | Elementary School:   | Waverly Elementary School   |
| Section/Lot Number: | /55-06-24-300-004.000-011     | Intermediate School: |                             |
| Lot Size (SqFt):    | 5,708,974                     | Middle School:       | Paul Hadley Middle School   |
| # of Acres:         | 131.06                        | High School:         | Mooresville High School     |
| Usable Acres:       |                               | Type:                | Agric Land                  |
| # of Lots:          | 4                             | Lot Info:            |                             |
| Divisible:          | Yes                           | Zoning:              | Agricultural                |
|                     |                               | \$/Acre:             | \$30,800.00                 |

Property Overview

|                       |                      |                          |                |
|-----------------------|----------------------|--------------------------|----------------|
| Current Use:          |                      | Buildings:               | Not Applicable |
| Proposed Use:         |                      | Options:                 | Not Applic     |
| Facilities on Site:   | None                 | Development Status:      | No Status      |
| Facilities near Site: | Electric, Gas, Water | Traffic Count:           |                |
| Water:                |                      | Traffic Year:            |                |
| Sewer:                | Septic Required      | Public Transportation:   |                |
| Utilities:            |                      | Rail:                    |                |
| Solid Waste:          | No                   | Road Surface Type:       | Asphalt        |
| Soil Type:            | Not Applic           | Road Access:             | Frontage Road  |
| Soil Test:            |                      | Road Frontage Type:      | County Road    |
| Topography:           | Not Applic           | Web Link:                |                |
| Documents Available:  | None                 | Association Website URL: |                |

Tax/HOA

|                                |                                                                             |                      |  |
|--------------------------------|-----------------------------------------------------------------------------|----------------------|--|
| Tax ID:                        | 550624300004000011                                                          | Insurance Expense:   |  |
| MultiTax ID:                   | 55-06-25-100-008.004-011,55-06-25-100-007.000-011, 55-06-26-200-012.000-011 | Possible Financing:  |  |
| Semi Tax:                      | \$1,162.00                                                                  | Existing Lease:      |  |
| Tax Year Due:                  | 2024                                                                        | Existing Lease Type: |  |
| Tax Exempt:                    |                                                                             | Remaining Term:      |  |
| Low Maintenance Lifestyle Y/N: |                                                                             | Proposed Lease:      |  |
| Association:                   |                                                                             | Proposed Term:       |  |
| Mgmt Co.:                      |                                                                             | Land Lease:          |  |
| Mgmt Phone:                    |                                                                             |                      |  |
| Fee Includes:                  |                                                                             |                      |  |
| Fee Amount:                    |                                                                             |                      |  |
| Fee Paid:                      |                                                                             |                      |  |
| Fee Includes:                  |                                                                             |                      |  |
| HOA Disclosure:                |                                                                             |                      |  |
| Amenities:                     |                                                                             |                      |  |

Contact & Contract Information

|                    |                         |                        |            |
|--------------------|-------------------------|------------------------|------------|
| List Type:         | Exclusive Right to Sell | Possible Financing:    |            |
| Listing Terms:     |                         | Inspection Warranties: |            |
| Listing Date:      | 05/30/2025              | Disclosures:           |            |
| Entered:           | 05/30/2025              | Other Disclosures:     |            |
| Temp Off Mkt Date: |                         | Possession:            | At Closing |
| Withdrawn Date:    |                         |                        |            |
| Last Change Date:  | 07/18/2025              |                        |            |
| List Office:       | CENTURY 21 Scheetz      |                        |            |