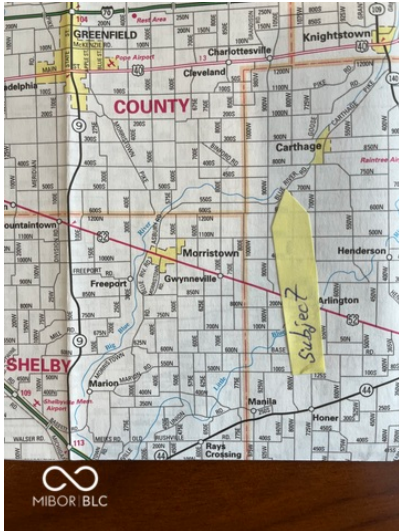


6767 N Blue River Rd, Carthage, IN 46115

\$250,000

**Active**

Residential Land

12.04 Acres

Rush County

Listing ID:	22012170	List Price:	\$250,000
Property Type:	Land	Orig. List Price:	\$250,000
Subtype:	Residential Land	List Date:	11/19/2024
Transaction Type:	For Sale	DOM/CDOM:	279/279
Subdivision:	No Subdivision	County:	Rush

Directions

4 miles south from US40 in Charlottesville on "Carthage Rd" or 900W, to Rush Co 800N or Hancock Co 400S. From 800N, continue south on 900W across Blue River bridge to Blue River Rd. Turn left, go 1 mile to home

Public Remarks

All wooded PARADISE, with private hills & valleys! Yet only 5 miles from US40. Access from Blue River Rd via a remote lane. Property has not been divided in county records so real estate taxes are a total guess--buyer to investigate & verify. Small, narrow, area of flood plain across a portion of the valley at back (north) side of property. Overlook the valley from your high hills. Neighbors will not be visible with summer leaves, yet the feel is very remote. Additional 16 acres tract is also available west of the lane.

Listing Details

Area:	7001 - Rush - Ripley	School Dist:	C A Beard Memorial School Corp
Legal Desc:	008-61805-00 PT NW 35-15-08	Elementary School:	Knightstown Elementary School
Section/Lot Number:	/0	Intermediate School:	Knightstown Intermediate School
Lot Size (SqFt):	524,462	Middle School:	
# of Acres:	12.04	High School:	Knightstown High School
Usable Acres:		Type:	Pleasant Farm, Retirement, Single Lot, Timber Farm, Undeveloped
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	Agriculture
		\$/Acre:	\$20,764.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Not Applicable
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Dirt
Soil Type:	Loam	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Bottom Land, Flood Plain Partial, Hilly, Sloping, Wooded	Web Link:	
Documents Available:	Aerial Photo, Survey Staked	Association Website URL:	

Tax/HOA

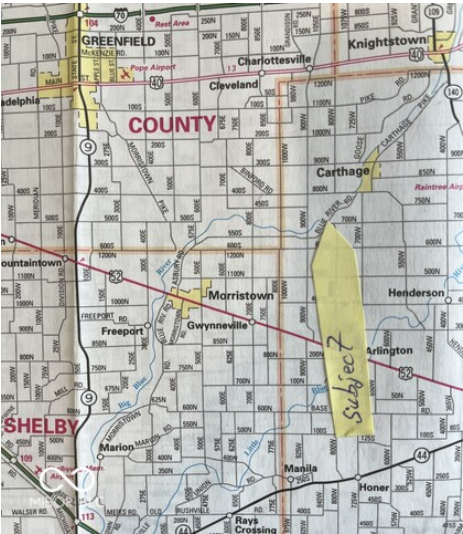
Tax ID:	700135100003000008	Insurance Expense:	
Semi Tax:	\$250.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
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:	11/19/2024	Disclosures:	
Entered:	11/19/2024	Other Disclosures:	Flood Plain Partial
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	05/28/2025		
List Office:	F.C. Tucker Company		

6768 N Blue River Rd, Carthage, IN 46115

\$320,000



Active	Residential Land	16.05 Acres	Rush County
Listing ID:	22012444	List Price:	\$320,000
Property Type:	Land	Orig. List Price:	\$320,000
Subtype:	Residential Land	List Date:	11/20/2024
Transaction Type:	For Sale	DOM/CDOM:	280/280
Subdivision:	No Subdivision	County:	Rush

Directions

4 miles south from US40 in Charlottesville on "Carthage Rd" or 900W, to Rush Co 800N or Hancock Co 400S. From 800N, continue south on 900W across Blue River bridge

Public Remarks

Magnificent building site, all wooded with private hills and valleys! Yet only 5 miles from US40. Access from Blue River Rd via remote lane. Property has not been divided in county records, so real estate taxes are a total guess--buyer to investigate & verify. Build and live on your own private hilltop with valley below. Neighbors will not be visible with summer leaves, yet the feel is very remote. Additional 12 acres tract is also available east of the lane.

Listing Details

Area:	7001 - Rush - Ripley	School Dist:	C A Beard Memorial School Corp
Legal Desc:	008-61805-00 PT NW 35-15-08	Elementary School:	Knightstown Elementary School
Section/Lot Number:	/0	Intermediate School:	Knightstown Intermediate School
Lot Size (SqFt):	699,138	Middle School:	
# of Acres:	16.05	High School:	Knightstown High School
Usable Acres:		Type:	Pleasur Frm, Retirement, Single Lot, Timber Farm, Undeveloped
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	Agricultur
		\$/Acre:	\$19,938.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Sell Entity
Facilities on Site:	Not Applicable	Development Status:	Not Applicable
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Dirt
Soil Type:	Loam	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Bottom Land, Flood Plain Partial, Hilly, Sloping, Wooded	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID:	700135100003000008	Insurance Expense:	
MultiTax ID:	12.04 ACRES ACROSS LANE	Possible Financing:	
Semi Tax:	\$300.00	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:	
Listing Terms:		Inspection Warranties:	
Listing Date:	11/20/2024	Disclosures:	
Entered:	11/21/2024	Other Disclosures:	Flood Plain Partial
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	05/28/2025		
List Office:	F.C. Tucker Company		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/04/2025 03:23 PM