# Brooks Galloway

Real Estate

**8481 W. College Street**
**French Lick, IN 47432**
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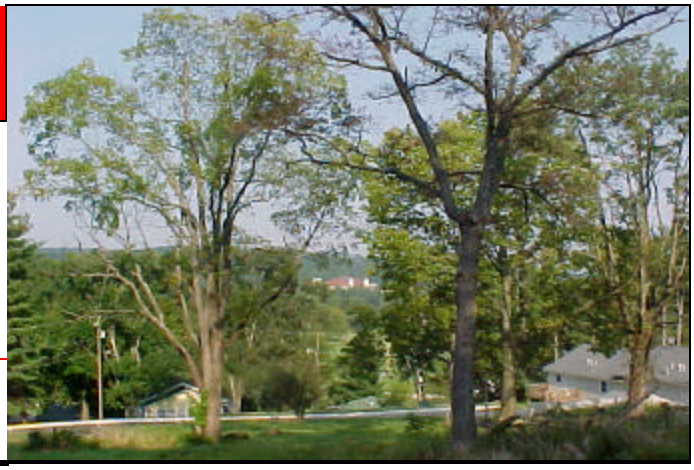
**Visit our website at**
**http://www.brooksgalloway.com**



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|---|---|---|---|---|---|---|---|
| **Salesperson** | Roger Fisher | **Phone:** | 812-936-4208 | **Type of property** | Lots | | |
| **Listing Name** | WBW839 | | | | | | |
| **Address** | 471 N. Phillips | **City** | West Baden | | | | |
| **County** | Orange | **Township** | French Lick | | | | |
| **Legal Description** | Lots 14, 15, 20, & 21 in Charles & Love Addition | | | **Price:** | **$110,000** | | |
| **Lot Size** | 52' x 97' each | | | | | **1st Floor** | **2nd Floor** |
| **Sewer/Septic** | City | | | | | | |
| **Water Source** | City | | | | | | |
| **Possession** | Closing | | | | | | |
| **Terms** | Conventional | | | | | | |
| **Public School** | Springs Valley | | | | | | |

**Remarks:**

**471 N. PHILLIPS, WEST BADEN, INDIANA**...These lots are located high in West Baden with all new infrastructure. They had a clear view of the West Baden Dome. In addition, they are beside two newly built duplexes. These lots are all cleared and ready for building single residences or additional duplexes. Owner will also divide lots into two lot parcels, side by side, at $55,000 for each two lot parcel. All utilities are on the lots. Owner will also sell on contract. Everything is in place, including tremendous view.

**Driving Directions:**

In West Badek, take Sinclair at the CVS corner. Go to the T and turn right. Go to Oak St. and turn left. Go one block and turn left. Lots are on Hopkins and Phillips Streets on the right with Brooks Galloway signs.

**PLEASE NOTE INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED**

We agree the information in this listing is true and correct. Owners Initials _____Date:_____
Home to be shown:_____Key available at:_____
Tenant Name:_____ Phone:_____