

# Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

Phone: 812-936-7301

Fax: 812-936-7381

[Email:brooksgalloway@brooksgalloway.com](mailto:brooksgalloway@brooksgalloway.com)

Visit our website at

<http://www.brooksgalloway.com>



<b>Salesperson</b>	Tracy Anderson	<b>Phone:</b>	812-661-2485	<b>Type of property</b>	Land
<b>Listing Name</b>	WBP423				
<b>Address</b>	9668 W Co Rd 25 S	<b>City</b>	West Baden		
<b>County</b>	Orange	<b>Township</b>	French Lick		
<b>Legal Description</b>	PT S1/2 NE NW 4 - 1N 2W 2.50 Ac+/-			<b>Price:</b>	<b>\$34,000</b>
<b>Lot Size</b>	2.50 Ac+/-				
<b>Water Source</b>	Dubois Water Available				
<b>Possession</b>	AT Closing				
<b>Terms</b>	Cash / Conventional				
<b>Annual Tax</b>	\$59.84				
<b>Public School</b>	Springs Valley				

**Remarks:**

**9668 W CO RD 25 S, WEST BADEN, INDIANA!** This 2.5 Acres+/- is centrally located between all 3 golf courses and a mile from the historic resorts and casino. The property has had two spots leveled off for mobile homes, but has a lot of potential to develop however you wish. Property does have Dubois water available to it. \$34,000

**Driving Directions:**

From stoplight at St Rd 145 and Hwy 56 go to train station and turn left and go .4 mile and turn left on Co Rd 875 W. Follow lower golf course to Co Rd 25 S and turn right. Property is on the right. Watch for 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: \_\_\_\_\_