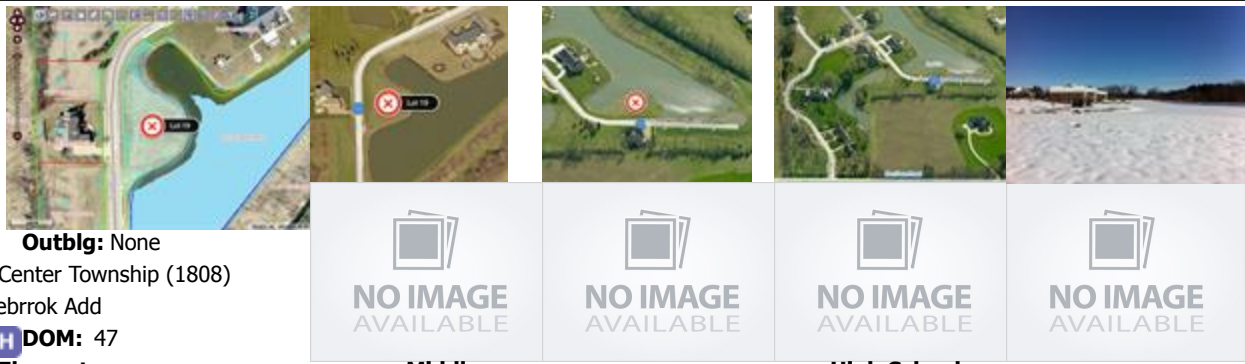


MLS #: **54885** ACTIVE Address: 1300 REGENCY PARKWAY City: MUNCIE Zip: 47304 **\$85,000**

**Class:** LOTS/LAND  
**Type:** Residential  
**City Limits:** Yes  
**Traffic Count:**  
**Improvements:** No  
**\$/Acre:** \$114,864.86  
**Road Frontage:** Yes  
**Easement Access:**  
**County:** Delaware **Area:** Center Township (1808)  
**Subdivision:** Saddlebrook Add  
**List Date:** 12/5/2013 **DOM:** 47  
**Original\$:** \$85,000 **Elementary:** STORER



**Agent:** Steve Slavin - Cell: (317) 701-5006 **CoAgent:**  
**Office:** Coldwell Banker Lunsford - MAIN: (765) 289-2228 **SO:** 3.0 **Variable:** No  
**Virtual Tour:**  
**Agt Views:** 28 **Client Views:** 0

<p><b>Soil Info:</b>  <b>Tillable:</b> No <b>Wooded:</b> No  <b>Crop Yields:</b>  <b>Crop Rights:</b> No Crops  <b>Crop Possession:</b>  <b>Wooded %:</b> 0  <b>Tillable %:</b> 0  <b>Wetlands %:</b> 0  <b>Ingress/Egress:</b> Yes</p>	<p><b># of Acres +/-:</b> 0.74  <b>Irreg:</b> Yes <b>Flood Pln:</b> No  <b>Lot:</b> X  Sloping  Pond  <b>Fence:</b> Other-See Remarks  <b>Addl Outblg:</b>  None</p>	<p><b>Legal Desc:</b> Saddlebrook Phase One, Lot 19  <b>Tax ID #:</b> 1107104001000  <b>Est. Annual Tax:</b> \$1,638.00  <b>Land Value:</b> \$54,000.00  <b>Improve. Value:</b> \$0.00  <b>Ditch Fee:</b> \$10.00 <b>BRC Fee:</b>  <b>Exemptions:</b>No Exemptions</p>	<p><b>Assoc. Dues:</b> Per  <b>Other Exp:</b> Per:  <b>Util Co:</b>Vectren, AEP/I&amp;M, Indiana American Water  <b>Contract:</b> No <b>Seller Asst:</b> No  <b>Assume:</b> N <b>Auction:</b> N</p>
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**Water:** Available City  
**Sewer:** Available City  
**Electric:** Available  
**Gas:** Available  
**Utilities:** Electric, Gas, Media  
**Possession:**Day of Final Closing  
**Reserved:**  
**Sale Type:** Private Seller

[Schedule a Showing](#)  
**Showing Instructions:**  
Green  
Showing Assist  
**Docs on File:**  
Survey  
**Docs Online:**  
Survey

**Directions:** Morrison south of Petty to Legacy Dr., east to Regency Pkwy., right to property.

This Saddlebrook Addition 3/4 acre lot is a beauty. It's the last one left on the lake, has water on 3 sides, and has an eastern view to watch the sun come up in the morning. You can also enjoy the security of the gated community. Get out those building plans now!

**Selling Agent:** **CoSelling Agent:** **Sold\$:**  
**Selling Office:** **Closing Date:** **How Sold:** **Conces:** **Buy Pts:** **Int Rate:**

Information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need verified. Confirm school district(s) with school corp. officials due to re-districting.