

# OPPORTUNITY TO BUILD YOUR DREAM HOME

BUILDING LOTS | **WABASH CO** | NOBLE TWP



Kentner Creek Crossing is a two-part development currently selling the east lots which are comprised of building lots ranging from 1/3 - 1/2 acre along with 5 villa lots. Located near Honeywell Golf Course and near shopping and restaurants. Transportation to both MSD of Wabash County or Wabash City Schools makes this opportunity full of possibilities.

Additional details and photos are available at [halderman.com-property listings](http://halderman.com-property-listings)

## PROPERTY LOCATION

At the intersection of CR 50 N and SR 15 one mile north of Wabash.

## SCHOOL DISTRICT

MSD of Wabash County  
Wabash City Schools\*

\*Bus transportation provided

## UTILITIES

City Water/Sewer, Metronet,  
Nipsco (gas), Frontier (phone)  
Duke Energy (electricity)

## TOPOGRAPHY

Level

## ZONING

Residential

## HOA

Includes restrictions, covenants  
and the estimated cost which is  
available for review at  
[halderman.com/property-listing](http://halderman.com/property-listing)

## REAL ESTATE TAXES

Taxes are prorated



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800.424.2324 | [halderman.com](http://halderman.com)



FARM: Kentner Creek Crossing, HLS# FHH-12765 (22)

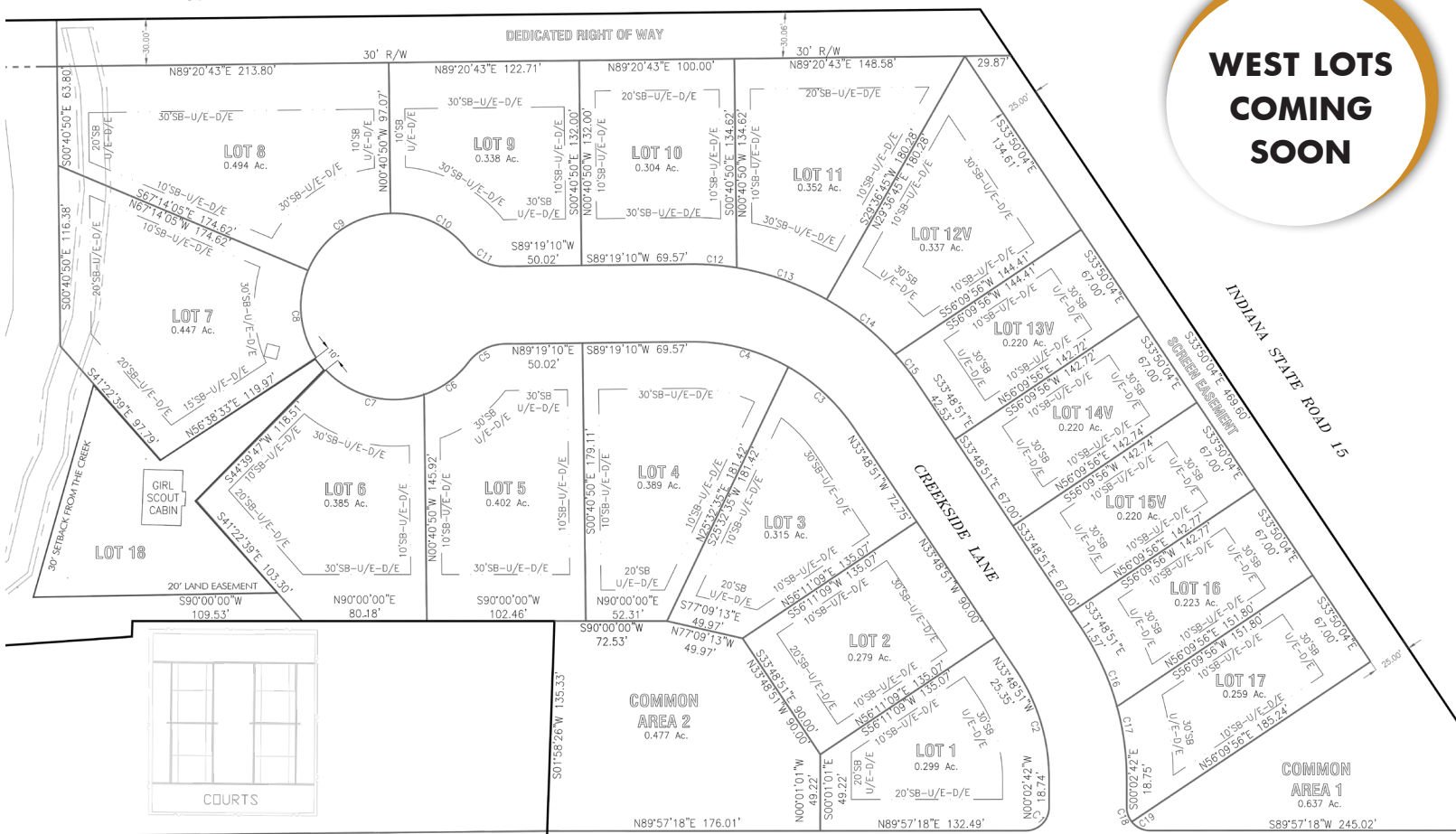


**Halderman-Harmeyer**  
Real Estate Services



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

**WEST LOTS  
COMING  
SOON**



LOT	ACRES	MINIMUM
1	0.299	\$55,000
2	0.279	\$55,000
3	0.315	\$60,000
4	0.389	<b>SOLD</b>
5	0.402	\$70,000
6	0.385	\$75,000
7	0.447	<b>SOLD</b>
8	0.494	\$80,000
9	0.338	\$70,000

LOT	ACRES	MINIMUM
10	0.304	\$70,000
11	0.352	\$70,000
12	0.337	<b>SOLD</b>
13	0.220	\$45,000
14	0.220	\$45,000
15	0.220	\$45,000
16	0.223	\$45,000
17	0.259	\$50,000
18	SCOUT CABIN*	<b>SOLD</b>

### Terms and Conditions

- **POSSESSION:** At closing.
- **REAL ESTATE TAXES:** The Seller will pay real estate taxes for 2021 due and payable in 2022. Buyer will pay their prorated share of the real estate taxes for 2022 due and payable in 2023 and all taxes thereafter.
- **SURVEY:** There will be no survey unless required for clear title.
- **TITLE:** Buyer is entitled to and the Seller will provide clear, insurable title for property and a General Warranty Deed upon full payment.
- **HOMEOWNER'S ASSOCIATION (HOA):** These lots are part of the Kentner Creek HOA and the restrictions and covenants apply to all lots and Buyer's and will be a part of every deed. Please refer to the listing page at [www.halderman.com](http://www.halderman.com).

[www.halderman.com/property-listings](http://www.halderman.com/property-listings) to view the complete HOA document or stop by or call the Halderman office for a copy.

- **WATER TAP FEES:** The buyer is responsible for the water hook-up, their own water line and tap fees for their property.
- **ZONING AND EASEMENTS:** Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.
- **AERIAL PHOTOS, Images and Drawings:** are for illustration purposes only and not surveyed boundary lines unless specified.
- **AGENCY:** Halderman Real Estate Services, Inc. is the Agent and Representative of the Seller.
- **CONDITION OF PROPERTY:** Property is sold 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc, the Sellers nor their representatives, agents, or employees

make express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc. or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc. and their Agents and their Representatives from any and all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

- **DISCLAIMER:** All information included herein was derived from sources believed to be correct, but is not guaranteed.