

# FOR SALE

**13+/- ACRES • INVESTMENT PROPERTY  
STARTER HOMES • POND • WOODS**

**LOCATED WEST OF COLUMBUS, IN -**

A home ownership opportunity featuring wooded views, a pond and convenient access to Columbus, I-65 and Nashville, IN. This parcel of land is ideal for investment purposes or as individual tracts for individual ownership. Contact Dave or Michael for a private showing or any further property questions.

**LISTING PRICE: \$799,000**



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
Real Estate Services



**4840 CARLOS FOLGER DRIVE**



**4980 CARLOS FOLGER DRIVE**

**Dave Bonnell** | Columbus, IN  
812.343.4313 | [daveb@halderman.com](mailto:daveb@halderman.com)

**Michael Bonnell** | Hope, IN  
812.343.6036 | [michaelb@halderman.com](mailto:michaelb@halderman.com)

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





# FOR SALE

**13+/- ACRES • INVESTMENT PROPERTY**

**(2) HOMES • POND • ACCESS NEAR I-65**

**BARTHOLOMEW CO, INDIANA**



**4980 Carlos Folger Drive  
Columbus, IN 47201**

2 Bedrooms | 1 Bathroom  
Detached Garage  
1.1 +/- Building Site Acres

**4840 Carlos Folger Drive  
Columbus, IN 47201**

4 Bedrooms | 1.5 Bathroom  
Detached Garage | Shop  
Pond  
11.9 +/- Acres:  
11.1 +/- Woods | 0.2 +/- Pond  
0.7 +/- Building Site

**HLS#PDB-13199**



**SCHOOL DISTRICT**

Bartholomew Consolidated  
School Corporation

**TOPOGRAPHY**

Level to Gently Rolling

**ZONING**

A-1 Agricultural

**ANNUAL TAXES**

4980 Carlos Folger Drive:  
\$1,313.24

4840 Carlos Folger Drive:  
\$2,252.06

**UTILITIES**

Natural Gas, Septic  
County Water

**WATER SUPPLY**

Southwestern Bartholomew  
Water



SCAN

