

# 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**



**Dave Bonnell** | Columbus, IN  
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**Michael Bonnell** | Hope, IN  
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HALDERMAN  
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

# FOR SALE

**13+/- ACRES • INVESTMENT PROPERTY**  
**(2) HOMES • POND • ACCESS NEAR I-65**

**BARTHolemew 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**

Additional information including photos and drone flight are available at [halderman.com](http://halderman.com).



**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



**VIEW MORE PROPERTY  
INFO, PHOTOS AND  
DRONE FLIGHT.**