



Sold	Residential Land	0.35 Acres	Putnam County
Listing ID:	21977592	List Price:	\$279,000
Property Type:	Land	Orig. List Price:	\$279,000
Subtype:	Residential Land	List Date:	05/04/2024
Transaction Type:	For Sale	DOM/CDOM:	55/55
Subdivision:	Heritage Lake	County:	Putnam

Directions

GPS Friendly

Public Remarks

Heritage Lake on the water! Everything I am about to say can be summarized in five words...LAKEFRONT, FLAT, CLEARED, BUILDABLE & DOCK. If you been looking for a lake front lot then you already know this type of lot does not come on the market very often. As a matter of fact there are not many buildable lakefront lots remaining let alone one that is ready to go! The corners are marked, the clearing has been done and the dock has been completed. If you are ready to build then go for it. If not, then use the property and dock while you decide what to build. Spacious dock for hanging out by the water with two boat slips each with a boat lift. Heritage Lake is a 325 acre private lake with amazing amenities...clubhouse, beach, tennis & basketball courts, pool, playground and restaurant. Your patience for the perfect lot has paid off. Now it's up to you!

Listing Details

Area:	6710 - Putnam - Floyd	School Dist:	North Putnam Community Schools
Legal Desc:	Jefferson Valley Lot 639	Elementary School:	
Section/Lot Number:	/639	Intermediate School:	
Lot Size (SqFt):	15,028	Middle School:	
# of Acres:	0.35	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	residential
		\$/Acre:	\$742,857.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Sewer	Development Status:	Plat Designed, Plat Recorded
Facilities near Site:	Cable, Electric, Telephone	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Fees Tap, Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Tar-Chip
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	670624203008000004	Insurance Expense:	
Semi Tax:	\$220.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Heritage Lake HOA	Proposed Term:	
Mgmt Phone:	(765) 386-7447	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$260		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Clubhouse, Entrance Common, Maintenance Common Area, Professional Management		
HOA Disclosure:	Special Assessment		
Amenities:	Pool		

Contact & Contract Information

List Type: **Exclusive Right to Sell**
Listing Terms:
Listing Date: **05/04/2024**
Entered: **05/05/2024**
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date:
Last Change Date: **07/15/2024**
List Office: **Mission House Realty LLC**
List Agent: **James Boyce**
List Agent Phone:
List Agent Email: **james@missionhourealety.com**
List Agent BLC ID: **25211**
Co-List Agent:
Co-List Agent Phone:
Co-List Agent Email:
Co-List Agent BLC ID:
Contact Num 1 Type:
Contact Num 1 Name:
Contact Num 1 Phone:

Possible Financing:
Inspection Warranties:
Disclosures:
Other Disclosures:
Possession: **At Closing**
List Office: **Mission House Realty LLC**
List Office Phone: **(317) 966-3085**
List Office BLC ID: **MISN01**
Contact Num 2 Type:
Contact Num 2 Name:
Contact Num 2 Phone:

Sales Information

Close Date: **07/11/2024**
Close Price: **\$260,000**
Terms:
Buyer Agent: **Chris Harcourt**
Buyer Agent Phone: **(765) 719-1757**
Buyer Agent Email: **chrisharcourt23@gmail.com;chrisharcourt23@gmail.com**
Buyer Agent BLC ID: **36634**
Co-Buyer Agent:
Co-Buyer Agent Phone:
Co-Buyer Agent Email:
Co-Buyer Agent BLC ID:

Pending Date: **06/27/2024**
Projected Close Date: **07/09/2024**
Seller Pd CC:
Seller Pd Pts:
Buyer Office: **RE/MAX Cornerstone**
Buyer Office Phone: **(765) 653-7070**
Buyer Office BLC ID: **RMCN01**
Co-Buyer Office:
Co-Buyer Office Phone:
Co-Buyer Office BLC ID:

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Prepared By: Nancy Dennis | Putnam County Assessor | 07/30/2024 10:40 AM



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Water:		Traffic Year:	
Sewer:	Fees Tap, Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Tar-Chip
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

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Last Change Date: **07/15/2024**

List Office: **Mission House Realty LLC**

List Agent: **James Boyce**

List Agent Phone:

List Agent Email: **james@missionhourealety.com**

List Agent BLC ID: **25211**

Co-List Agent:

Co-List Agent Phone:

Co-List Agent Email:

Co-List Agent BLC ID:

Contact Num 1 Type:

Contact Num 1 Name:

Contact Num 1 Phone:

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession: **At Closing**

List Office: **Mission House Realty LLC**

List Office Phone: **(317) 966-3085**

List Office BLC ID: **MISN01**

Contact Num 2 Type:

Contact Num 2 Name:

Contact Num 2 Phone:

Sales Information

Close Date: **07/11/2024**

Close Price: **\$260,000**

Terms:

Buyer Agent: **Chris Harcourt**

Buyer Agent Phone: **(765) 719-1757**

Buyer Agent Email: **chrisharcourt23@gmail.com;chrisharcourt23@gmail.com**

Buyer Agent BLC ID: **36634**

Co-Buyer Agent:

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Pending Date: **06/27/2024**

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Seller Pd CC:

Seller Pd Pts:

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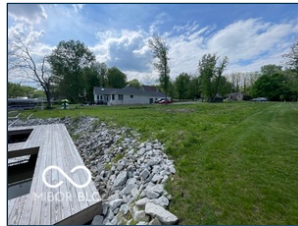
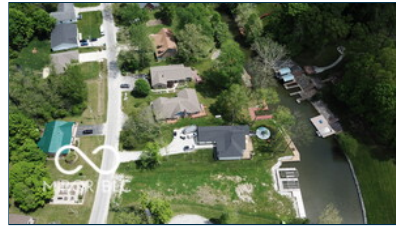
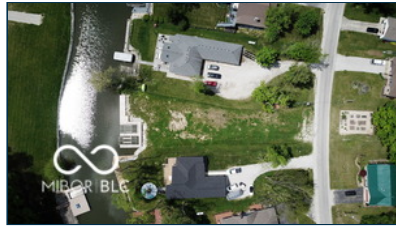
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