

LAND FOR SALE

////// **NEWTON COUNTY, IN** ////

100[±] ACRES

**NEWTON COUNTY - EAST OF
LAKE VILLAGE, IN**

Property is 60[±] miles southeast of Chicago.

**PRICE
PER ACRE: \$4,200**

This property has a lot to offer. There is tillable land for income, woods for hunting and recreation, and it offers quick access to State Road 10 and U.S. 41. Also, investigate the possibility of a secluded, wooded home site in the woods in the central part of the property.

Directions to Property:

From Lake Village at the intersection of U.S. 41 and St. Rd. 10, go east on St. Rd. 10 for approximately 1 3/4 miles to CR 150 W. Turn south (right) onto CR 150 W and go 1 mile to the property on the west side of the road.

Type of Farm: Grain farm with nice wooded area in the interior of the property.

Total Acres: 100+/-

Tillable Acres: 70.77±

Woods: Balance mostly woods

Section: 23

Twp: 31N (Lake)

Current Lease Terms: Crop rights to Buyer for 2016

Possession Date: Upon closing

Taxes 2014 Payable 2015: \$2,596.44

Zoning: Agriculture

FSA DATA:

Corn Base Acr.: 47.0

Soybeans Base Acr.: 23.8

Improvements: None

Topography: Tillable land is mostly level while the woods is mostly higher land

High School: North Newton

Elec. Source: Nipsco

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Manes-Treado • JH/MWW02N



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