

REAL ESTATE
FOR SALE

NEWTON COUNTY, IN

60^{.48±} TOTAL ACRES

60^{.46±} TILLABLE

- VACANT LAND ON U.S. 41, LAKE VILLAGE, IN 46349
- NEARLY ALL TILLABLE
- INVESTIGATE FOR POTENTIAL BUILDING SITE
- POSSIBILITY OF IMPROVING WILDLIFE HABITAT FOR HUNTING OR RECREATIONAL USE

Directions to Property: From Lake Village at the intersection of U.S. 41 and State Road 10, go south on U.S. 41 approximately 4 ¼ miles to the property on the west side of U.S. 41. The property is just a short distance south of CR 600 N.

PRICE PER ACRE: **\$5,700**



THIS PROPERTY OFFERS PRODUCTIVE SOILS AND IS NEARLY ALL TILLABLE. IT IS LOCATED ON U.S. 41 AND JUST A 4 ¼ MILE DRIVE TO THE ILLINOIS-INDIANA STATE LINE. INVESTIGATE POTENTIAL FOR A BUILDING SITE WITH U.S. 41 FRONTAGE. THIS PROPERTY ALSO PRESENTS AN EXCELLENT OPPORTUNITY TO ENHANCE WILDLIFE HABITAT FOR HUNTING OR RECREATIONAL USE WHILE STILL PROVIDING CROP INCOME.

Possession Date: at closing subject to farm tenant rights which expire 12/31/2020.

2019 Real Estate Taxes Payable 2020: \$1,607.62

Drainage Assessments: \$120.96 Beaver Lake Gregory & Mudd Lawler Ditch

Zoning: Ag

School District: North Newton School Corporation

Elec. Source: Nipsco

Legal Description: Lots 4, 5 & 6 in Pon & Co's U.S. 41 Farms, a subdivision of the fractional east half of Section 4, T30N, R9W

FSA DATA:

Cropland: 60.46 Acres **Corn Base Acres:** 60.46

Listing Agents: Matt Wiseman

Cell: 219-689-4373 Office: 866-419-7223

Jim Hayworth

Cell: 765-427-1913 Office: 888-808-8680

*DEER AND TURKEY IMAGES ARE STOCK PHOTOS AND ARE NOT OWNED BY SCHRADER REAL ESTATE AND AUCTION COMPANY

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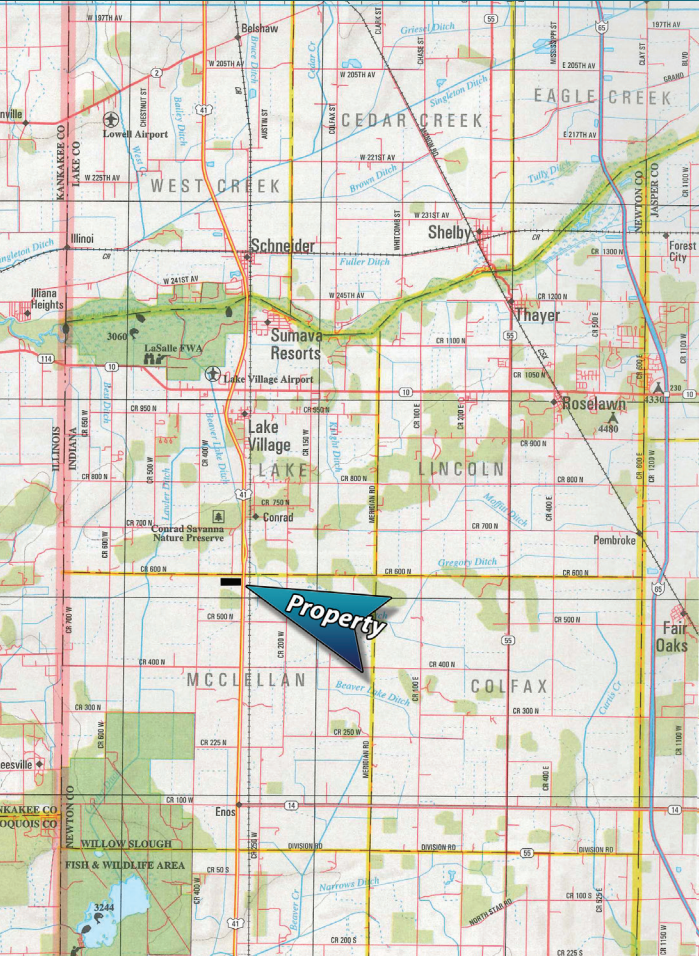
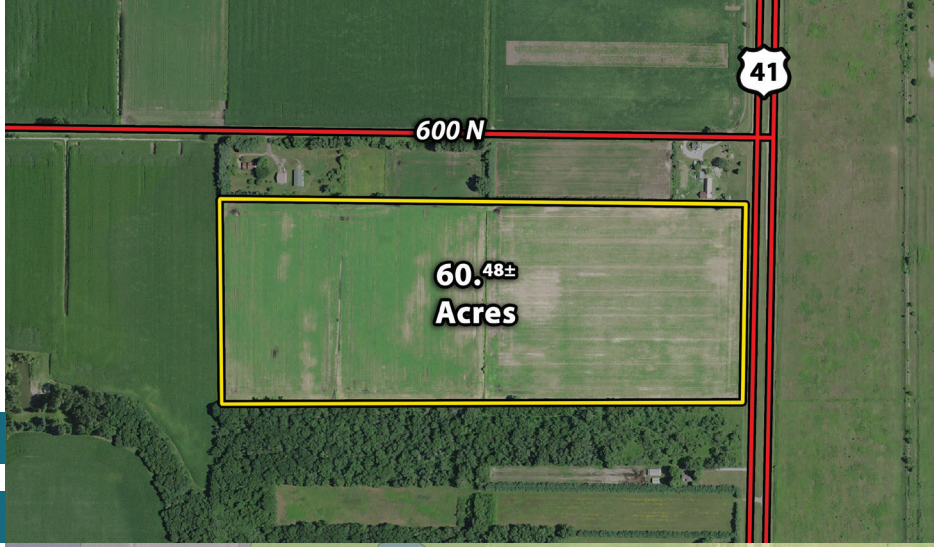
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Area Symbol: IN111, Soil Area Version: 24

Code	Soil Description
Cr	Conrad loamy fine sand
TaA	Tedrow loamy fine sand, 0 to 2 percent slopes
Gt	Granby loamy fine sand, 0 to 2 percent slopes
WeA	Watseka loamy sand, 0 to 1 percent slopes

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