

FOR *Sale!* 26.37± acres

DIRECTIONS: From the north side of DeMotte at the intersection of Halleck St. (US 231) and 8th Avenue (turns into CR 1350 N), go east on 8th Ave for approximately 0.6 mile to the property on the north side of CR 1350 N.

26.37± ACRES (per recent survey) offered in 3 tracts. The three parcels are part of an approved exempted division of the 26.37± acres. The tracts have been recently surveyed and soil tests completed showing each tract has a location for a conventional septic system for a single-family residence. All tracts have frontage on CR 1350 N.

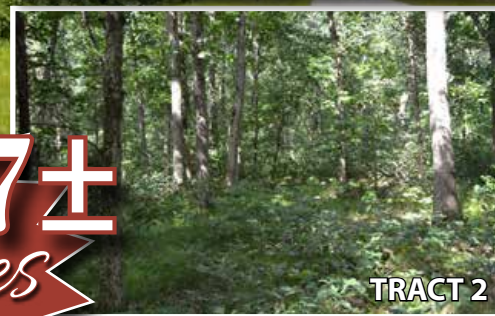
TRACT 1: 12.36± ACRES with 150' of road frontage and the property widens in the rear. The location of the soil tests for a conventional septic system is in the northeast portion.

TRACT 2: 5.25± ACRES and mostly rectangular lot with 368' of road frontage and a depth of 649'. The location of the soil tests for a conventional septic system is in the central portion of this tract.

TRACT 3: 8.76± ACRES with 150' of road frontage and the property widens in the rear. The location of the soil tests for a conventional septic system is in the northwestern portion of this tract.



TRACT 1



TRACT 2



TRACT 3

TRACT 1: 12.36± ACRES

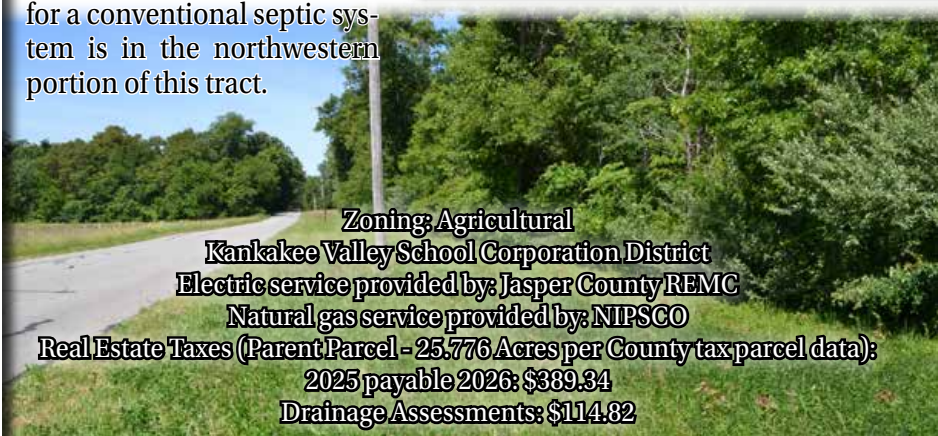
\$249,500.00

TRACT 2: 5.25± ACRES

\$173,500.00

TRACT 3: 8.76± ACRES

\$219,500.00



Zoning: Agricultural

Kankakee Valley School Corporation District

Electric service provided by: Jasper County REMC

Natural gas service provided by: NIPSCO

Real Estate Taxes (Parent Parcel - 25.776 Acres per County tax parcel data):

2025 payable 2026: \$389.34

Drainage Assessments: \$114.82

