## LAND FOR SALE

65± Acres with 1,320 feet of road frontage U.S. 35/S.R. 22, 3 phase power, 2,640 feet of road frontage on C.R. 300 E. Within ½ mile of the New U.S. 31 interchange. Great Development Potential. Contact sales manager for the overlay and zoning maps for the City and County.

Owner: Maddalena Rocchio Trust Acreage: 65.62 ± Acres nearly all tillable. 2015 due 2016 Real Estate Taxes: \$3,018/ yr. 2016 Ditch Assessments: \$164.05/yr. Zoning: Ag (See U.S. 31 Overlay District Map), annexed into city limits. Price: \$18,000/acre

DEVELOPMENT POTENTIAL

Directions: From the intersection of U.S. 31/S.R. 22/U.S.

35, go East <sup>1</sup>/<sub>2</sub> mile. Property is located at the Southwest

corner of S.R. 22/U.S. 35 and C.R. 300 E.

Utilities: 3 Phase Power, Duke Energy. City sewer and water are located approx. 1 mile West on Markland Ave. (a.k.a. S.R. 22) Topography: Flat

## Possession: At

**65**±

ACRES

Howard County, IN

closing, subject to the crop rights of the tenant.

**Soil Types:** Brooks Silty Clay Loam & Crosby Silt Loam

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

800.451.2709

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3 phase power - duke energy



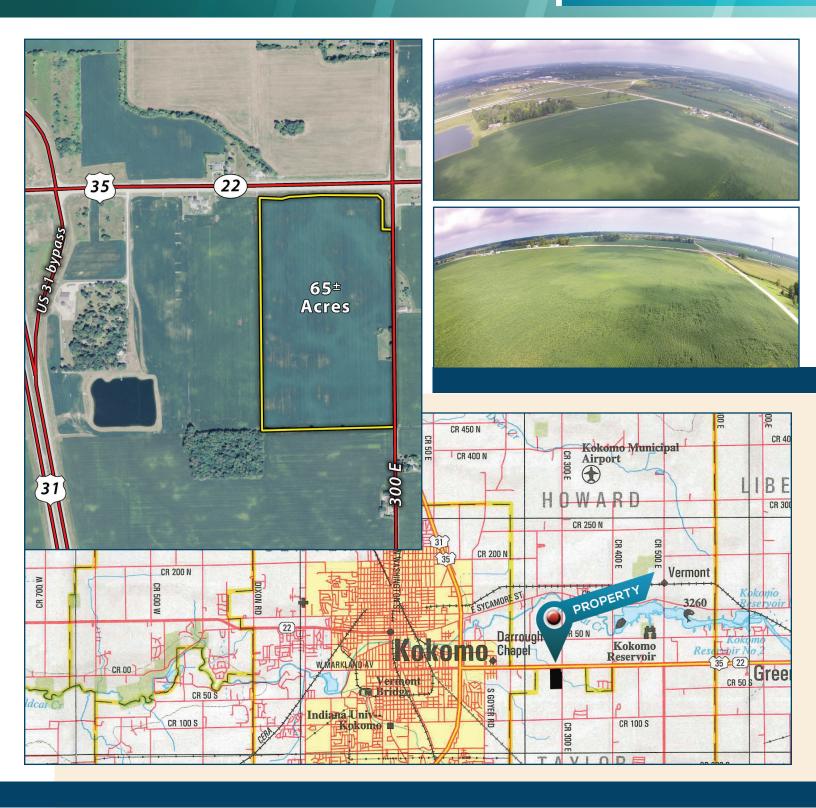


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Howard County, IN

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ACRES



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**SCHRADER** Real Estate and Auction Company, Inc.

Listing Agent: RICK WILLIAMS 765-639-2394, rick@schraderauction.com