

LAND FOR SALE

Northern Newton County - Lake Village, IN

156^{.9±} ACRES

Type of Farm: Cropland, Woods for Hunting/Recreational & Potential Building Sites

Total Acres: 156.97±

Cropland Acres: 145.83± per FSA

Price Per Acre: \$6,500.00

Woods: 10± Acres

Section: 31 & 32

Twp: Lake

County: Newton

State: Indiana

Possession Date: At closing, subject to rights of tenant for 2019 crop.

Address: Vacant land on 600 N., Lake Village, IN 46349

Directions to property: From Lake Village at the intersection of U.S. 41 and State Road 10, travel south on U.S. 41 approximately 4 miles to County Road 600 N. Then go west on 600 N 1 ½ miles to the property on the north side of the road.

Taxes: 2018 Real Estate Taxes Payable 2019 (2 Tax ID#s): \$4,108.00

Drainage Assessments: \$313.94

Zoning: Ag

Improvements: None

School District: North Newton School Corporation

Elec. Source: Nipsco

Owner: Grant & Bettina Christenson, Mona Christenson & Jana Szczepanski



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

Christenson • MWW11N

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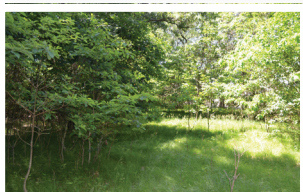
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SCHRADER REAL ESTATE & AUCTION CO. INC.

Listing Agent: MATT WISEMAN

Cell - 219-689-4373

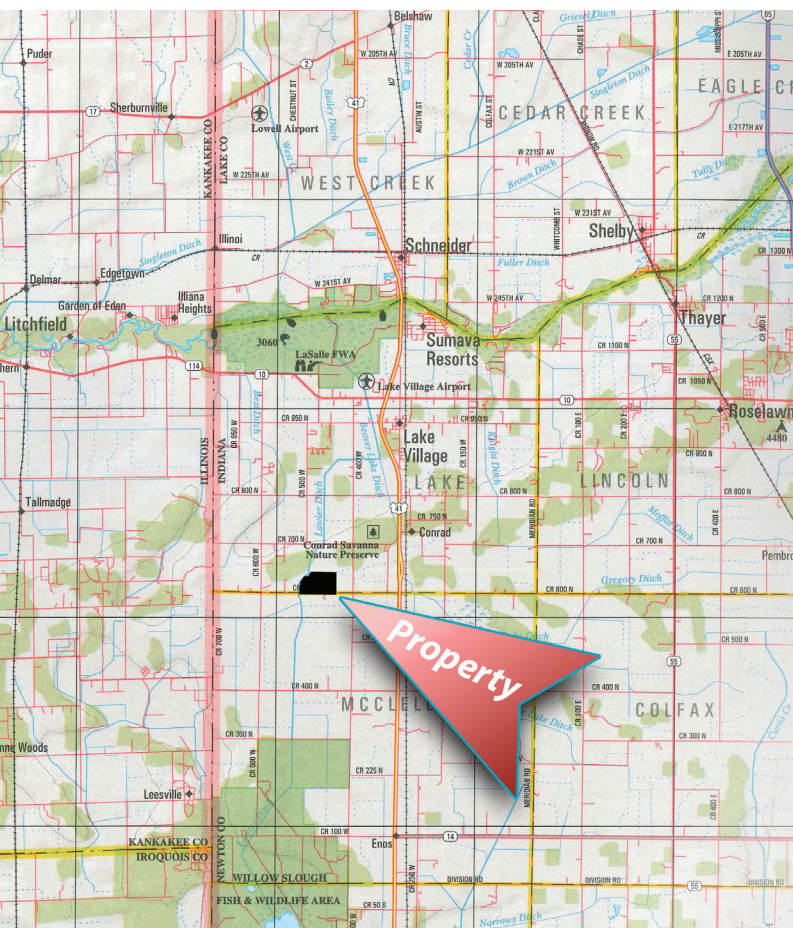
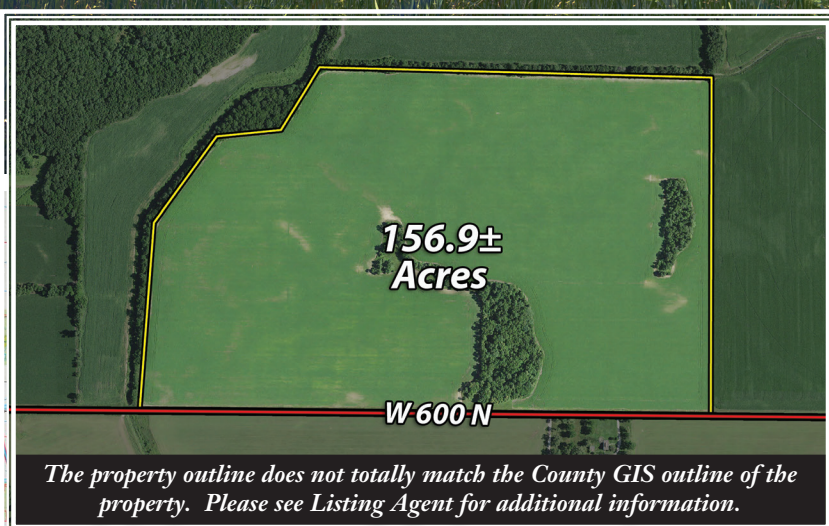
Office - 866-419-7223



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Lake Village, IN
156^{9±} ACRES

This property offers productive tillable land along with two wooded areas. Much of the larger woods near the road is on a ridge. Investigate this area for a potential beautiful homesite as well as for hunting and recreational opportunities.

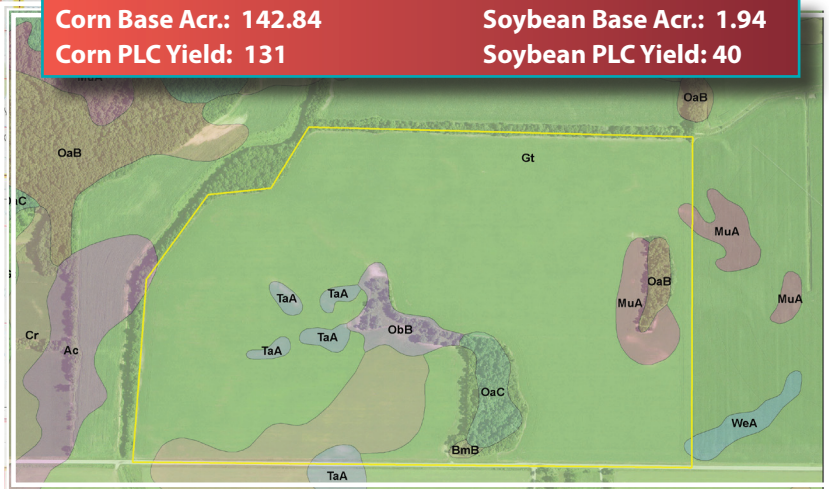


FSA INFORMATION:

Corn Base Acr.: 142.84
Corn PLC Yield: 131

FSA Cropland: 145.83 Acres

Soybean Base Acr.: 1.94
Soybean PLC Yield: 40



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