



**OUTSTANDING HUNTING AND RECREATIONAL PROPERTY**

# LAND FOR SALE

**147<sup>±</sup> acres**

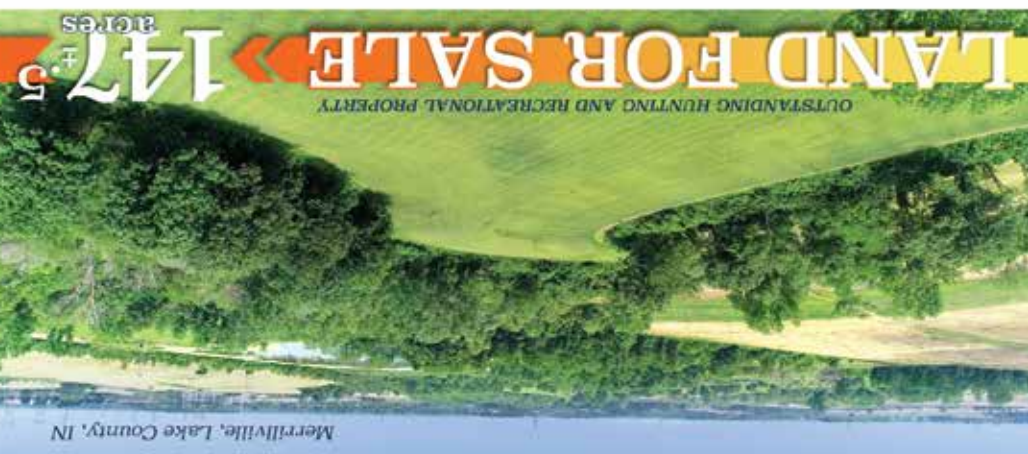
Merrillville, Lake County, IN • Southeast of I-65 & US 30 Interchange

**Listing Price: \$590,000 (\$4,000 / Acre)**

- Deer, Waterfowl, Turkey and Trophy Quality Northern Pike
- 2 Ponds Totaling 25<sup>±</sup> Acres and the Deep River Crosses the Property
- 26<sup>±</sup> Deer Stands along with Duck & Goose Blinds Stay with Property
- Productive Farmland with CRP Income
- 71.6<sup>±</sup> Cropland Acres of which 31.4<sup>±</sup> Acres are in CRP
- Short Drive from much of Lake and Porter Counties
- Investigate for Potential Home Site

**Schrader Auction - com**  
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Merrillville, Lake County, IN

**LISTING MANAGER:**  
Matt Wiseman  
866.419.7223 • 219.689.4373

PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606



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147.5<sup>±</sup>  
acres

147.517<sup>±</sup> acres per surveys  
and 147.424<sup>±</sup> acres per  
county tax records.

**LISTING PRICE: \$590,000 (\$4,000 / acre)**

**PROPERTY LOCATION:** From the I-65 and US 30 Interchange (Exit 253) in Merrillville, go east on US 30 approximately 2.3 miles to Clay St. Turn south (right) onto Clay St and go approximately 1 mile to the property on the east side of the road.

**PROPERTY DESCRIPTION:** An outstanding hunting and recreational property that is unique, versatile and just a short drive from much of Lake and Porter Counties, Indiana. There is a great mix of cropland, woods, 2 ponds totaling 25 +/- acres and the Deep River crosses the property. Explore the property for your country home estate. There are 71.6 cropland acres per FSA, of which 31.4 +/- acres are in the Conservation Reserve Program (CRP). The CRP contract payment is \$4,287.00 per year (\$136.52 per acre). The CRP contract expires September 30, 2020. Contact the Listing Agent for additional FSA information. There is a bridge for crossing the Deep River to access the land in the southeast part of the property; however, there is no bridge over the Deep River to directly access a small amount of acreage east of the river in the east/northeast part of the property.

*Parts of the property are subject to restrictions for wetlands preservation. The restrictions, and the particular areas subject to the restrictions, are described in a Declaration of Restriction on Land Use recorded in 1994. Contact the Listing Agent for a copy of this Declaration.*

**This is not a drive-by property and you need to be on the property to fully appreciate it. The gates are locked so please contact Listing Agent for a private showing.**



The Property is in the town of Merrillville and zoned Agriculture.

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

Brothers Sand • MWW12L



All deer blinds/stands and one deer feeder on the property go with the property

Visit our website for additional property, wildlife and fish pictures.



**REAL ESTATE TAXES (2018 Payable 2019)**

**\$3,369.50 (5 PINs)**

**Assessments:**

**Little Cal River Basin:  
\$450.00**

**Storm Water  
Merrillville: \$300.00**

Possession: At closing subject to tenant rights for the 2019 crop.

Owner: Brothers Sand, LLC

LISTING AGENT: Matt Wiseman • 219.689.4373 (Cell) or 866-419-7223 (Office)

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**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**