

# 82.62± acres

LAKE COUNTY, IN

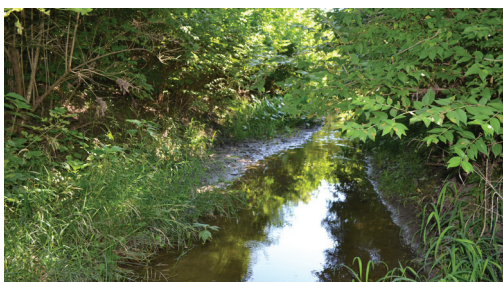
## REAL ESTATE FOR SALE

ON 73rd AVENUE APPROXIMATELY 2 ¾ MILES NORTHEAST  
OF THE I-65 & US 30 INTERCHANGE IN MERRILLVILLE



- INCOME PRODUCING PROPERTY • PARTIALLY WOODED
- PRODUCTIVE FARMLAND - 65.1± FSA TILLABLE ACRES
- QUICK ACCESS TO I-65, U.S. 30 AND STATE HIGHWAY 51
  - 1 ½ STORY HOUSE - UTILIZED AS 2 RENTAL UNITS
  - 50' X 60' POLE BUILDING - CONCRETE FLOOR
- EXPLORE THE HUNTING & RECREATIONAL OPPORTUNITIES
- INVESTIGATE POTENTIAL FOR DEVELOPMENT OR YOUR ESTATE HOME

**LISTING PRICE: \$600,000**



**ADDRESS: 4301 E. 73RD AVENUE, MERRILLVILLE, IN 46410**

### PROPERTY INFORMATION:

Investigate potential for development or for your estate home. Also consider the income this property is producing. There are productive soils with 65.11 cropland acres per FSA. The property is improved with a 1 ½ story house which is presently utilized as two rental units. The first floor unit has 3 bedrooms, one bathroom and a 22' x 22' detached garage. The second floor unit (with lower level side porch) has 2 bedrooms and one bathroom.

Each unit has a furnace and water heater in the basement. Don't overlook the 50'x60' pole building with full concrete floor. The property has frontage on 73rd Avenue. Much of the front of the property is wooded with a creek running through it. The interior of this tract offers some beautiful views, as well as seclusion, with much of the property lines being heavily wooded. This property offers quick access to I-65, U.S. 30 and State Highway 51.

*Part of Section 13, T35N, R8W (Ross Twp.)*

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

*Minder • JH/MWW03L*

**75<sup>th</sup> ANNIVERSARY**  
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### Listing Agents:

**Matt Wiseman / cell: 219-689-4373 or office: 866-419-7223**  
**Jim Hayworth / cell: 765-427-1913 or office: 888-808-8680**



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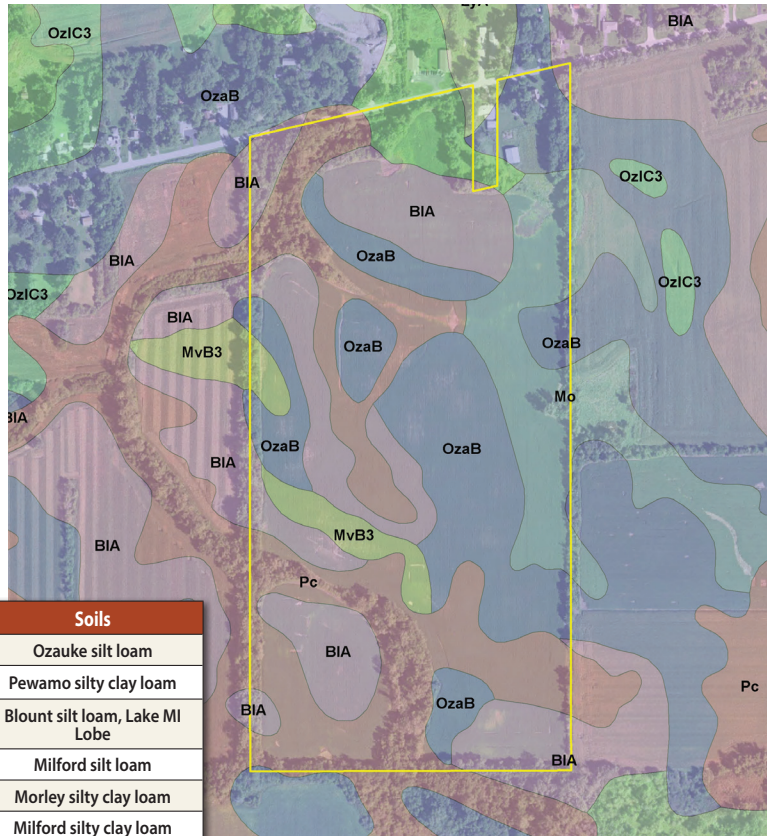
# REAL ESTATE FOR SALE

**PROPERTY LOCATION:** From the I-65 and US 30 Interchange (Exit 253) in Merrillville, go east on US 30 approximately 1.3 miles to Colorado Street. Turn north (left) onto Colorado St. and go approximately .8 miles to 73rd Avenue. Turn east (right) onto 73rd Avenue and go approximately ½ mile to the property on the south side of the road.

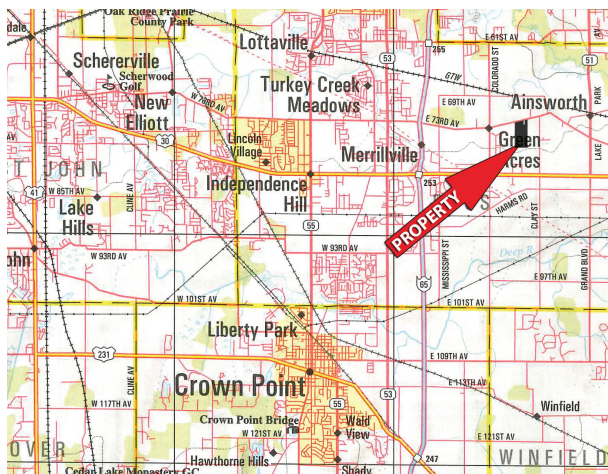
## AERIAL MAP



## SOIL MAP



## LOCATION MAP



The property is zoned R-3 (Single to Four-Family Residence District) along the frontage and R-2 (Single-Family (Small Lot) Residence District) south of that, as well as FP-1 and FP-2 (Flood Plain District) in the northwest and north central part of the property. The property is zoned by the City of Hobart and is all within the Hobart City limits.

**REAL ESTATE TAXES: 2017 payable 2018:** (1 Tax ID #) \$5,626.70

### ASSESSMENTS:

Little Cal River Basin - \$90.00  
Hobart Storm Water - \$122.50  
Merrillville Conservancy - \$344.88

### FSA INFORMATION:

Farm # 52 – Tract # 1139  
Farmland 82.61 acres\*  
Cropland 65.11 acres  
Corn Base – 52.8 acres, PLC Yield – 107  
Soybean Base – 12.31 acres, PLC Yield – 31  
\*Includes land that is not part of this property

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