

# 149 Acre Elkhart County Land Auction Osolo Township



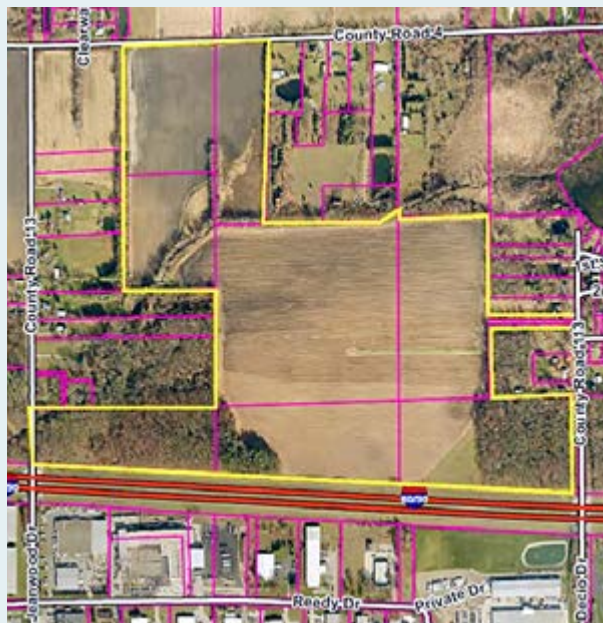
## Saturday, June 10, 2017 at 10 am

**Property Location:** County Road 4, Elkhart 1.7 miles West or CR 17, with frontage on the Toll Road, CR 13 and CR 113

**Auction Location:** 52491 COUNTY ROAD 17, ELKHART, IN 46514, Rodeo Barn just north of the toll road bridge on the west side of CR 17

**148.67 acres +/- sold as one tract  
by the acre, subject to survey**

- 114 acres tillable, (75 irrigated), balance woods and creek front
- Zimmatic 930' 5 tower pivot, 480V phase converter, draw pump & control panel
- 3900 feet frontage on Toll Road, frontage on CR 4, CR 13 & CR 113
- 3200 feet frontage Puterbaugh Creek, 1700 feet frontage Mather Ditch
- Attractive woods, possible timber value
- Located directly across the Toll Road from the CR 6 Industrial corridor
- Numerous future use options Current Zoning A-1
- Do not find out after the auction that you would have paid more than the high bid.



**Real Estate Terms:** 10% deposit day of sale with closing in 30 days. Seller will provide clear title. Possession after harvest 2017. Current rent will be prorated at closing. Call for more information.

**Inspection:** There are access drives off of CR 4 and CR 113. The land will be planted, so please respect the crop.

**Auctioneers Note:** Well positioned 148-acre land tract with good rental income and many other use options. An investment worth looking into.

**ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION. Inspect, Arrange Financing and Bid Last!**

**Seller:**

**SEAHAWK CORPORATION**



Auction Conducted by:

**BARTEL & COMPANY  
AUCTIONEERS-REALTORS**

574-825-2115

Brad B. Hooley, Auctioneer Broker AU09200009

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Tim Herrli, Auctioneer AU19500024

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