SOUTH BEND, INDIANA

208 ACRE LAND AUCTION

COMMERCIAL, DEVELOPMENT AND TILLABLE

Property Location: At the Southwest Corner of US 20 Bypass and State Road 23
Auction Location: 58995 MAYFLOWER RD, SOUTH BEND, IN 46619

THURSDAY, NOVEMBER 12, 2020 • 5:00 PM EST

- 208 Acres contiguous offered as one tract
- 3500 feet frontage on US 20
- 550 Feet frontage on State Road 23
- APX 160 acres tillable w/expansion possible

- High Viz Location cross corner from Four Winds Casino
- City Water & City Sewer near-by and in process of extension
- Commercial, Retail, and Residential development options unlimited
- Industrial, Transportation, Distribution, Logistics, Warehousing, Agri-Business
- Outstanding Investment opportunity top quality agricultural land
- Situated ¼ mile south of SR 23 and US 20 interchange
- Indiana heavy haul route
- 3 miles east of US 31
- 5 miles to South Bend International Airport
- 7 miles to Indiana East West Tollway
- Additional Use options: specialty crops, recreational, religious or educational facility
- Property will be sold by the acre as one tract.
- Plan now to make time for this important land auction
- Property is available for inspection call for gate key information
- ***Bidding will be open out-cry on site and webcast with telephone or text bidding.***
- **General Real Estate Terms:** 10% down day of sale with closing in 30 days; Seller will provide clear title. There will be no Buyers Premium at this auction, Complete terms available on request and day of auction.

Auctioneers Note: Better make time for this one. Many options with unlimited potential, do not find out after the auction that you would have readily paid the selling price.

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

SELLER:
MARTIN BLAD FARMS INC.
SOUTH BEND, IND.

Auction Conducted by:

BARTEL & COMPANY AUCTIONEERS/REALTORS

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