

Listings as of 08/31/2023

Property Type LOTS AND LAND **Status** Active **CDOM** 3 **DOM** 3 **Auction** No
MLS 202331029 **Indiana Ave CR 1** **Elkhart** **IN 46517** **Status** Active **LP \$2,960,000**



Area Elkhart County **Parcel ID** 20-05-10-176-001.000-001 **Type** Residential Land
Sub None **Cross Street** **Lot #**
School District BA... Elem Jimtown JrH Jimtown SrH Jimtown
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description Property Address: Indiana Avenue, CR 1, Ash Road, Osceola, In 46561 Parcel Numbers 20-05-10-176-001...
Directions Former Osceola Raceway, now converted to agriculture, Along Indiana Ave East of Ash Road
Inside City Limits N **City Zoni...** **County Zoning** E.. **Zoning Description**

Remarks 148 acres more or less vacant land. this is the former Osceola Raceway but has been converted back to agricultural use. Sandy well drained soil, with much residential development in the area. Current zoning is M2 but a down zone to R or Ag would be an easy formality. Check out the possibilities here. This property has road frontage and access to Indiana Avenue, CR 1, and Ash Road. The commercial shop building and concession building to the west are for sale separately.

Agent Remarks

Sec Lot **Lot Ac/SF/Dim** 148.0000 / 6,446,880 / 5000 x 1790
Parcel Desc Level, Undeveloped, Planned Unit Dev... **Platted Development** Yes **Platted Y/N** Yes
Township Baugo **Date Lots Available** **Price per Acre** \$20,000.00
Type Use Agriculture, Commercial, M... **Road Access** County **Road Surface** Asphalt **Road Frontage** County
Water Type City **Well Type** **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel Available **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Plat Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction No **Auctioneer Name** **Auctioneer License #**
Auction Location **Auction Start Date**
Financing: Existing Clear **Proposed** Cash **Excluded Party** None
Annual Taxes \$5,000... **Exemption** **Year Taxes Payable** 2023 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** closing subject to crop rights
List Office Bartel & Company - Office: 574-825-2115 **List Agent** Brad B Hooley - Office: 574-825-2115
Agent ID RB14018099 **Agent E-mail** bradhooley@gmail.com
Co-List Office **Co-List Agent**
Showing Instr call 574-596-9890
List Date 8/28/2023 **Exp Date**
Contract Type Exclusive Right to Sell **BBC** 3% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 3
Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**
Co-Sell **Co-Sell Agent**

Presented ... Craig B Blough - Cell: 574-238-1816 / Bartel & Company - Office: 574-825-2115

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