

FOR SALE

VACANT LAND PARCELS
AGRICULTURAL
INVESTMENT
SPECULATIVE
CHESTERTON, INDIANA



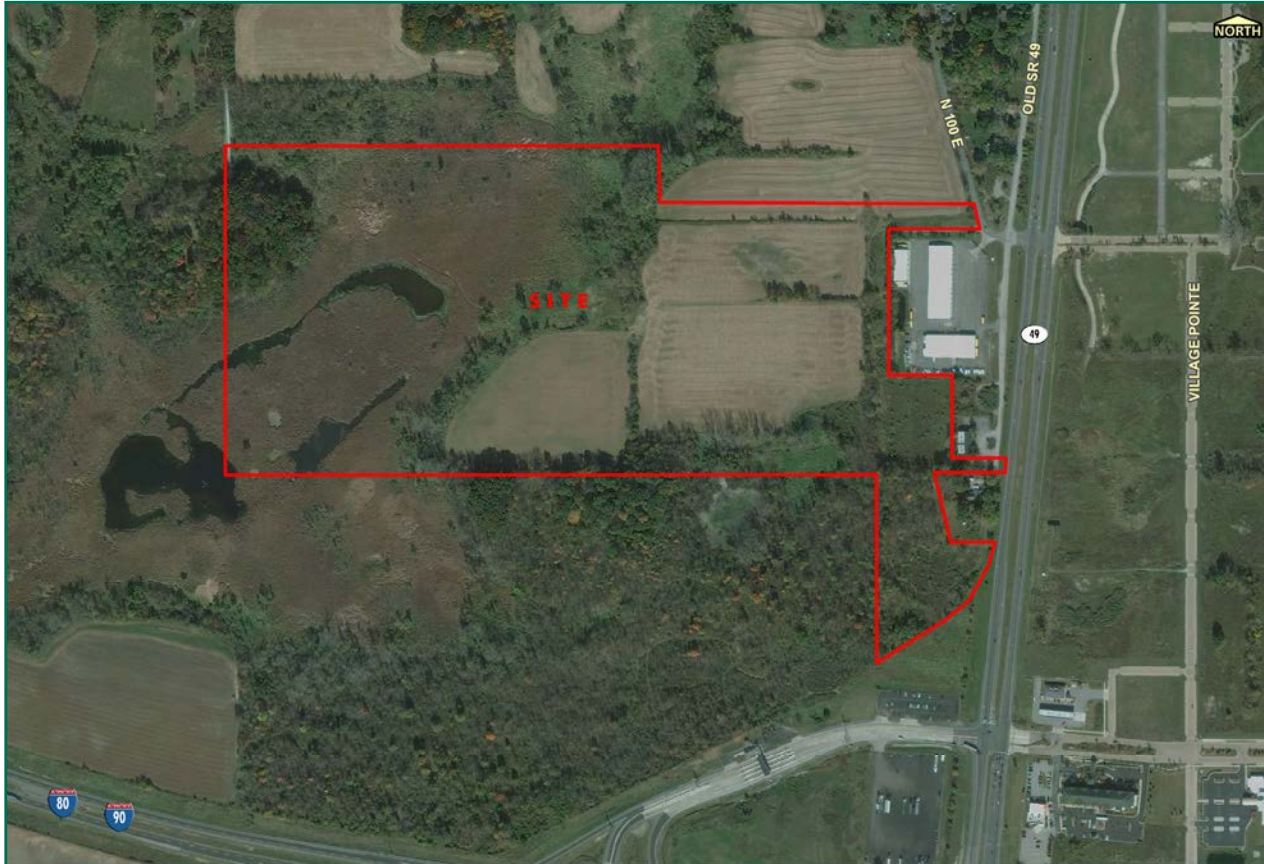
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INVESTMENT OPPORTUNITY

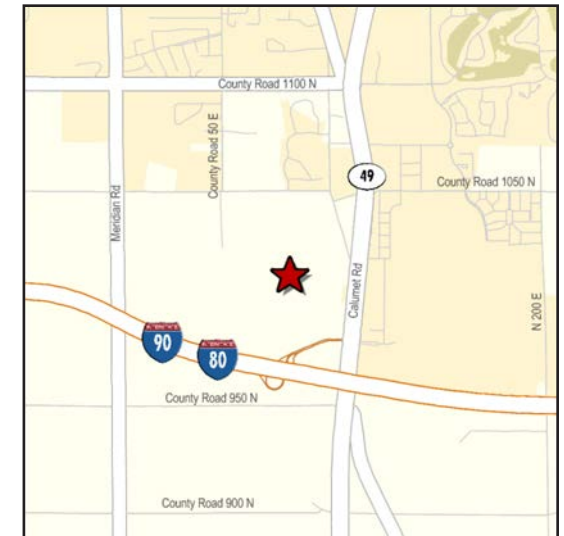
NWQ OF I-80/90 AND ROUTE 49 INTERCHANGE

CHESTERTON, INDIANA



PROPERTY HIGHLIGHTS

- :: ±82 Acres
- :: Located at NWQ of I80/90 and Route 49 interchange
- :: Zoned R-1
- :: Parcel Number:
64-06-12-400-007.000-006
64-07-18-101-002.000-007
- :: Farm Rents \$1,620 annual
- :: 2011 Taxes - \$1,140.45
- :: Asking \$10,000 per acre
- :: Please call for additional information regarding this opportunity



FOR MORE
INFORMATION
PLEASE
CONTACT

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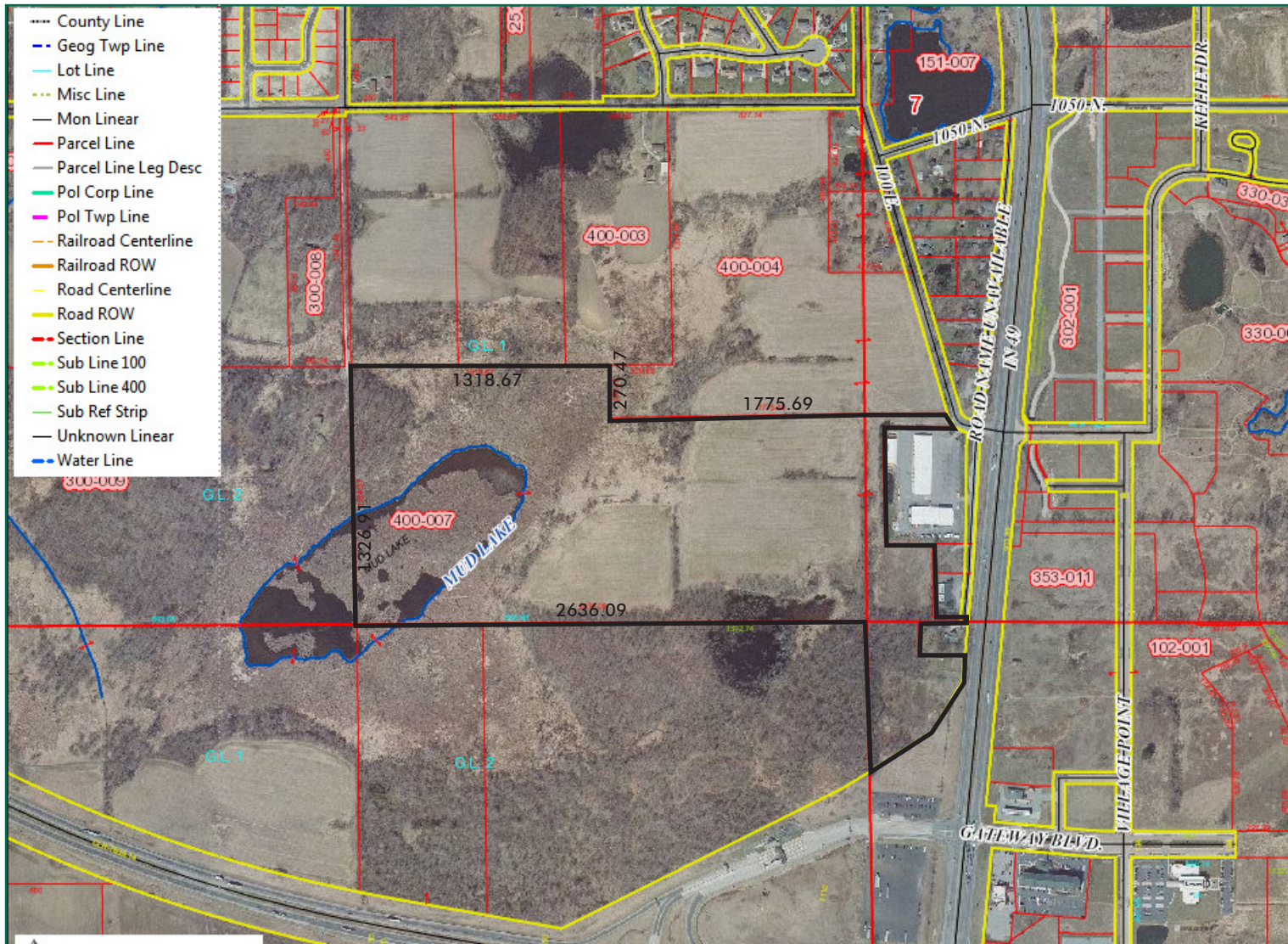
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INVESTMENT OPPORTUNITY NORTHEAST OF STATE HIGHWAY 49 CHESTERTON, INDIANA



PROPERTY HIGHLIGHTS

- :: ±222.31 Acres
- :: Zoned Agricultural, portion Zoned Light Industrial
- :: Operational storage facility on site
- :: Property is currently being farmed
- :: Storage unit rent income \$26,100 annual
Farm rent income \$7,560 annual
- :: Parcel Numbers:
 - 64-04-30-100-016.000-023
 - 64-04-30-301-001.000-023
 - 64-04-30-326-003.000-021
 - 64-04-30-400-001.000-021
 - 64-04-29-301-001.000-021
 - 64-04-30-376-004.000-021
 - 64-04-30-400-002.000-021
- :: I-94 frontage - ±2,022 feet
- :: 2011 Taxes - \$11,338.86
- :: Asking \$12,500 per acre
- :: Please call for additional information regarding this opportunity

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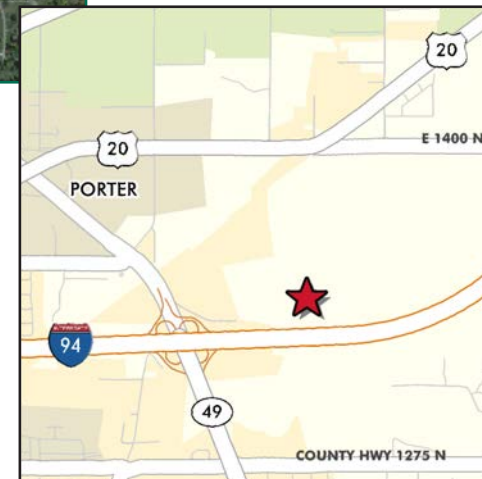
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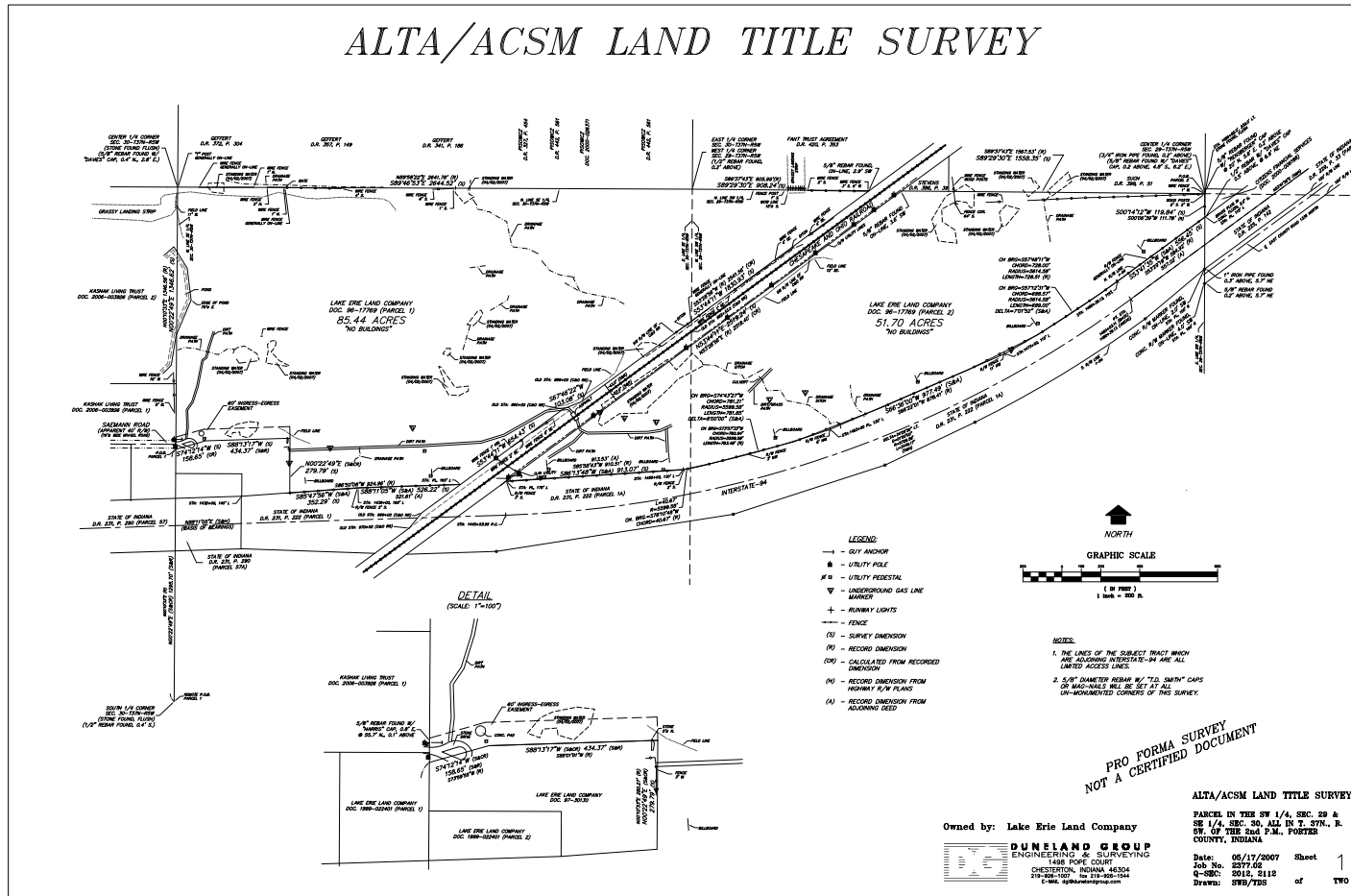
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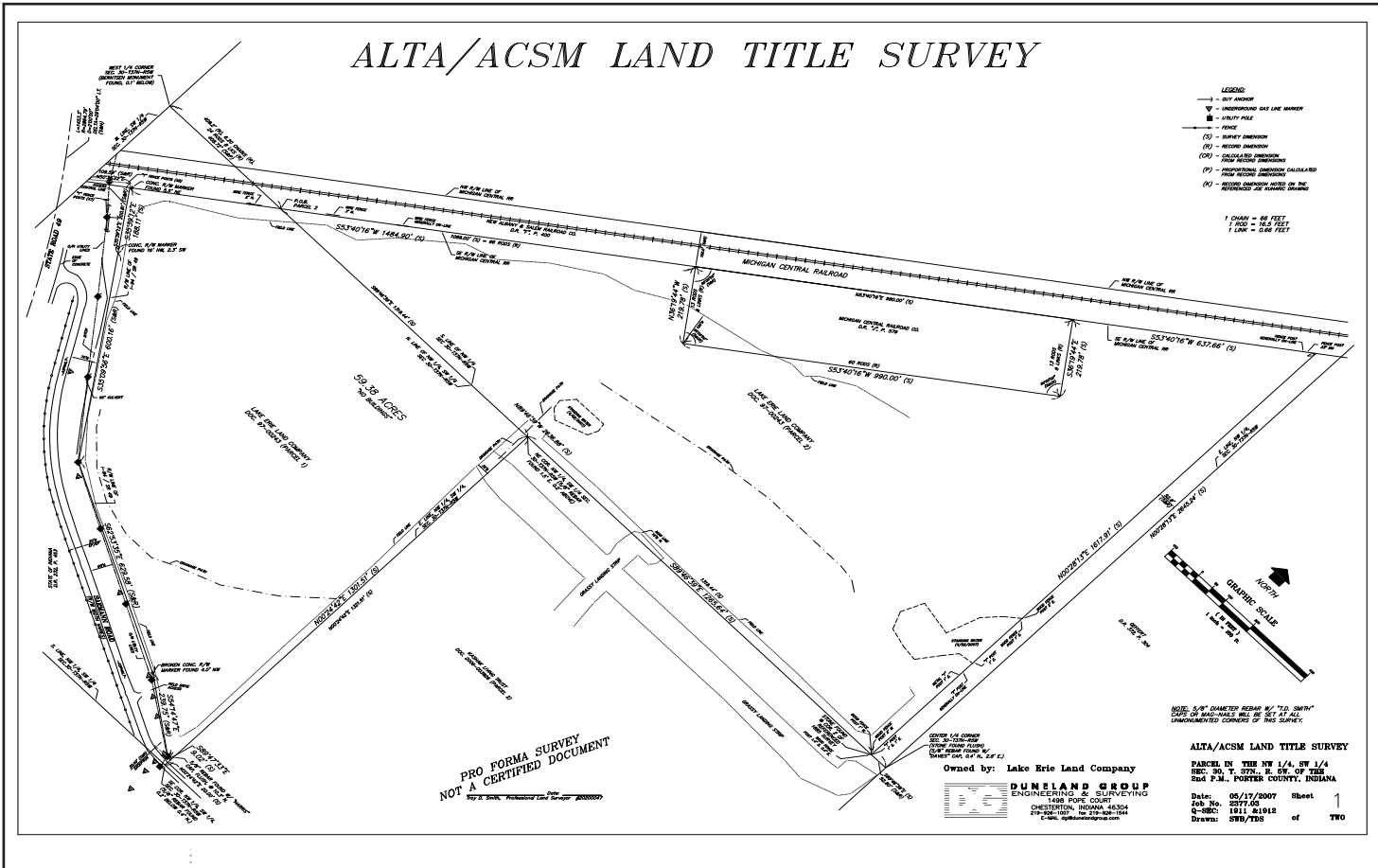
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