

FOR SALE

30.91 ACRES

JACKSON TWP • ELKHART COUNTY

PROPERTY ADDRESS: 69194 CR 25 • NEW PARIS, IN 46553

HUGE INCOME POTENTIAL • NEW, ORGANIC, FREE RANGE LAYER FACILITY IN TURN-KEY OPERATION

PROPERTY INFORMATION

LOCATION: APPROXIMATELY 1 MILE SOUTHEAST OF NEW PARIS, IN, 0.25 MILE NORTH OF THE INTERSECTION OF CR 146 AND CR 25, ON THE EAST SIDE OF CR 25

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL - GENTLY ROLLING

SCHOOL: FAIRFIELD SCHOOL DISTRICT

ANNUAL TAXES: \$7,910

ASKING PRICE: \$3,300,000

NOTE: THERE IS AN INTERACTIVE CASH FLOW ESTIMATE ALONG WITH A CONTRACT WITH EGG INNOVATIONS, LLC, AND BUILDING CONSTRUCTION INFORMATION AVAILABLE



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HOME & BUILDINGS

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HOMESITE DETAILS:

1.5 STORY, 3,408 SQ FT HOME, 4 BEDROOMS, 2 BATHROOMS, BUILT IN 2011.

40' x 66' CARRIAGE HOUSE WITH METAL SIDING AND ROOF.
FULL BATHROOM AND KITCHEN AREA.

HORSE & LAYER BARN

40' x 48' HORSE BARN WITH 9' OVERHANG AND CONCRETE FLOOR.

3 LAYER BARN: MEASURE 50' x 520'. NORTH AND MIDDLE BARN BUILT
BRAND NEW IN 2015. SOUTH BUILDING BUILT IN 2006. EVERY BARN HAS
COOLER, OFFICE, BATHROOM, STORAGE ROOM AND GATHERING ROOM.

EACH BARN HAS AN AUTOMATIC PACKER. FEED IS SUPPLIED BY (2)
18 TON FEED BINS FOR BARN ONE, AND (2) 24 TON FEED BINS FOR
EACH OF BARN 2 AND 3.

THESE FACILITIES ARE ORGANIC AND CAN HAVE UP TO A 12 YEAR
CONTRACT SUPPLIED TO THE GROWER. EACH BARN IS FREE RANGE.