# 3 Auctions

## ONLINE ONLY AT HALDERMANAUCTION.COM

Bidding Opens: November 6th 8 a.m. Bidding Closes: November 8th 5 p.m.



# Potential Building Sites • Farmland • Woods



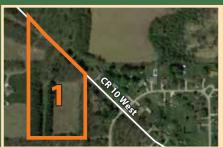
#### 43.73<sup>±</sup> Total Acres - 2 Tracts

9.08<sup>±</sup> Tillable, 21.47<sup>±</sup> Wooded, 10<sup>±</sup> Non-Tillable, 3.18<sup>±</sup> Other

Tract 1: 39.4\* Acres 9.08\* Tillable, 17.14\* Wooded,

Tract 2: 4.33\* Acres - All Wooded

Taxes: \$701.34



#### 7.193<sup>±</sup> Total Acres

**Mostly Wooded** 

Taxes: \$31.90

**Ditch Assessment: \$9** 



## 3.04<sup>±</sup> Total Acres - 2 Tracts

**All Potential Building Sites** 

Tract 1: 0.59<sup>±</sup> Acres

Tract 2: 2.45<sup>±</sup> Acres

Taxes: \$1.175.96

## **Details for All Properties**

<u>Location</u> On the northwest edge of Elkhart, Indiana

> Zoning Agricultural, Residential

> > <u>Topography</u> Gently Rolling

Schools
Elkhart Community Schools





Larry Jordan Peru, IN 765.473.5849 Ij@halderman.com



Owner: CLD,LLC; Josephine Cooper;
Sportsman Enterprises
HALDERMAN

REAL ESTATE & FARM MANAGEMENT
HIS# ALL 19246

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### **Terms & Conditions**