

**4**  
**TRACTS**

**70<sup>+/-</sup>**  
**ACRES**

# AUCTION

**SEPT. 1, 2016**

**6:30 PM**

**Auction Held at: Van Buren Lions Club • 108 N First St • Van Buren, IN 46991**

## Excellent Tillable Land Road Frontage • Rural Residence

**OPEN HOUSES: August 13 • 4-5 PM & August 15 • 5-6 PM**

**Property Address: 10256 E 450 N • Van Buren, IN 46991**

**62.6<sup>+/-</sup> Tillable • 3.8<sup>+/-</sup> Wooded**

### Property Information

**LOCATION:** 1 mile east of Van Buren, IN, in the southeast corner of the intersection of CR 450 N and CR 1000 E

**ZONING:** Agricultural

**TOPOGRAPHY:** Level

**SCHOOL DISTRICT:** Eastbrook Community School Corp.

**ANNUAL TAXES:** \$3,093.32

**DITCH ASSESSMENT:** \$207.72

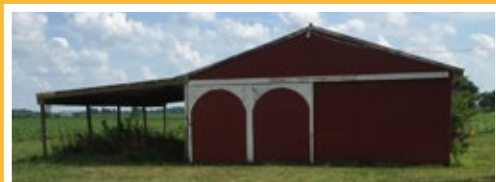


**HOMESITE:**

**1.5 story home with 3 bedrooms and 2 bathrooms**

**Detached 32' x 26' Garage**

**Barn & Utility Shed**



### Tract Details

**TRACT 1:** 20<sup>+/-</sup> Acres, All Tillable

**TRACT 2:** 28<sup>+/-</sup> Acres, 26.6<sup>+/-</sup> Tillable, 1.4<sup>+/-</sup> Wooded

**TRACT 3:** 20<sup>+/-</sup> Acres, 16<sup>+/-</sup> Tillable, 2.4<sup>+/-</sup> Wooded

**TRACT 4:** 2<sup>+/-</sup> Acres, Homesite



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