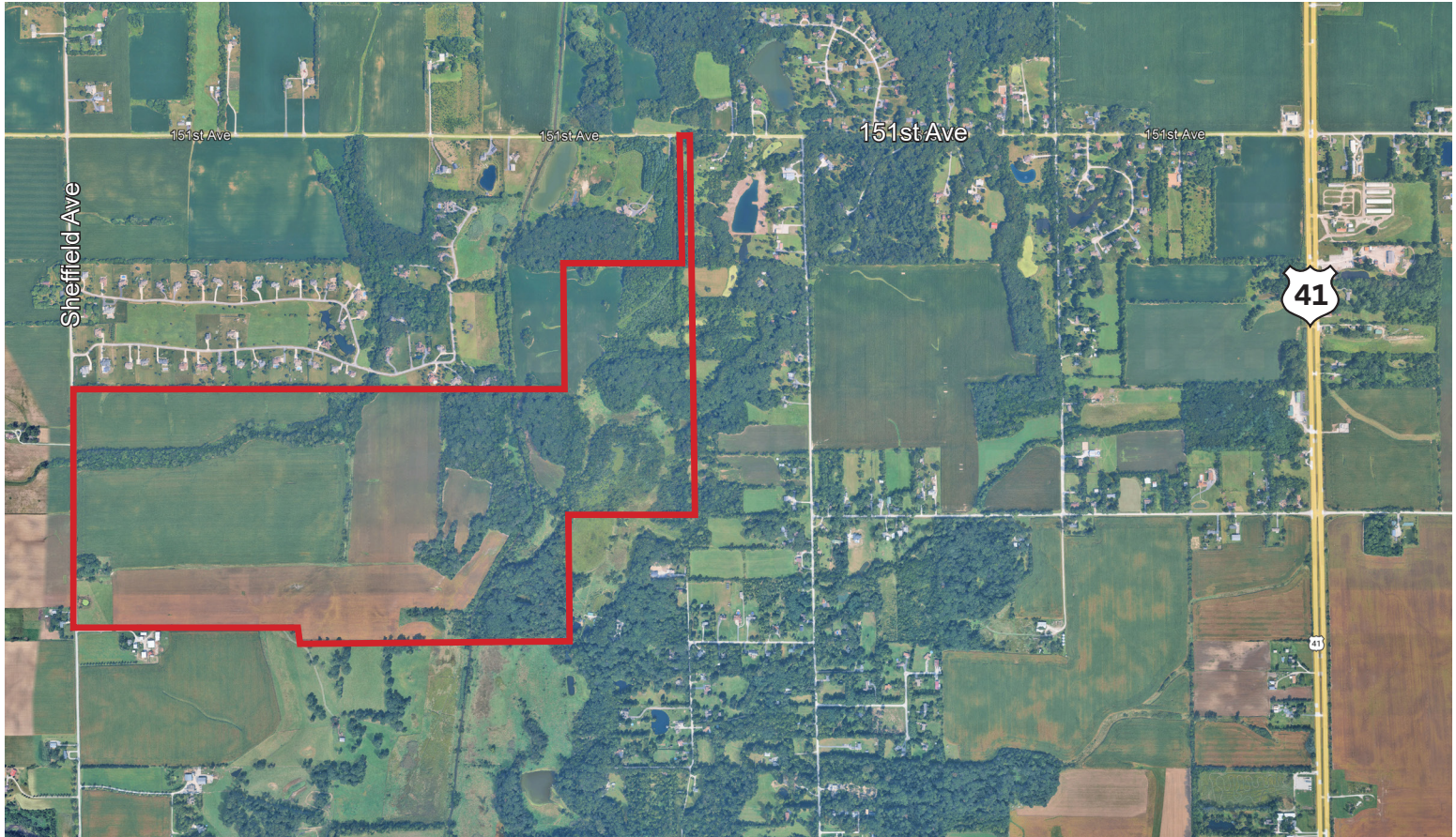




KEY FEATURES

- ±405 acres of productive Northwest Indiana farmland, zoned A-1 Agricultural
- Predominantly Milford, Lydick, Markham, and Ozaukee soil series — a working mix well suited to row crop production
- No wetlands identified on site; the majority of the property sits outside FEMA flood hazard zones
- Served by public electric and natural gas
- Convenient access to major transportation corridors serving both Indiana and the Chicago metropolitan area
- Long-term upside potential given proximity to expanding residential and commercial growth areas
- Asking Price: \$6,000,000



FOR MORE INFORMATION, CONTACT:

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Estimated Population	271	2,331	17,821
Avg Household Income	\$144,736	\$135,169	\$125,323

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