

Jefferson Township

LAND AUCTION

Elkhart County

Saturday June 3, 2017 at 10 am

Property Location: Just north of the Intersection of CR 29 and US 20
Auction Location: Essenhaus Conference Center 240 US-20, Middlebury, IN 46540

**52+/- Acres Total Offered in
4 tracts or any combination**



Tract A 17.4 acres (447 x 1700) apx 11 acres wooded, balance tillable

Tract B 17.4 acres (447 x 1700) apx 6 acres wooded, balance tillable

Tract C 8.9 acres (570 x 691) all tillable except 1.5 acres of pond/low area

Tract D 8.9 acres (570 x 691) all tillable except 1.5 acres of pond/low area

Home sites; Farmstead building sites; Tillable land; Wooded land

> Opportunity, Versatility, and Location all combined in one package!

> Rare larger land tracts Middlebury/Jefferson Schools

> Do not find out after the auction that you could have easily been the winner.

Real Estate Terms: 10% down day of sale with closing in 30 days. Seller will provide clear title. Call for more information.

Walking Inspection only. The land has wheat planted, please respect the farmers crop.

Auctioneers Note: This auction is a rare opportunity to buy larger land tracts in Jefferson Township just 3 miles West of Middlebury

ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION. Inspect, Arrange Financing and Bid Last!

Seller:

MZTT LLC



Auction Conducted by:

**BARTEL & COMPANY
AUCTIONEERS**

574-825-2115

Brad B. Hooley, Auctioneer Broker AU09200009

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