

FOR SALE 12 ACRES W LAKE & SEVERAL BUILDINGS

11517 N. U.S. 41 Lake Village, IN 46349

LOOKING FOR PARADISE?

FISHING, SWIMMING & HUNTING A REAL PARADISE W YOUR OWN LAKE ON 12 +/- ACRES.

LOCATED IN UN-INCORPORATED NEWTON COUNTY
LAKE TOWNSHIP

ZONED: **A** AGRICULTURAL DISTRICT
ZONING WILL ACCOMMODATE SINGLE FAMILY HOME,
MANUFACTURED HOME TYPE 1, POSSIBLE
HOME BUSINESS, WHOLE SALE GREEN HOUSES AND
PLANT NURSERIES, POTENTIAL TO RAISE
FISH, POSSIBILITIES ARE ENDLESS.

MAIN STORE 1,936 SF WITH UPPER
LEVEL RESIDENTIAL 1,936 SF TOTALS 3872 SF

FORMER BAIT SHOP BUILDING W REAR GARAGE /
STORAGE 1,632 SF

DETACHED GARAGE W GRAVEL FLOOR W 2
GARAGE DOORS N. SIDE OF MAIN BUILDING 1040 SF

APPROXIMATE TOTAL OF ALL BUILDING UNDER ROOF
6,544 SF

2025 TAXES \$2,333.72 TAXES ARE VERY REASONABLE AS
YOU COULD SPEND THAT ON A AIR B&B FOR 1 WEEK
OR YOU CAN COME HERE & FISH & SWIM ALL SUMMER!

NOTE: MAIN BUILDING W TWO LEVELS, ROOF IS
BREACHED & BUILDING IS NEAR TEAR DOWN CONDITION.

PROPERTY IS IN FLOOD ZONE AE AND A
FRESHWATER FORESTED/ SHRUB WETLAND.

FOOTPRINT OF BUILDINGS ARE NOT IN WETLAND
AREA. BUILDINGS AGE 1964 & 1979

PROPERTY HIGHLIGHTS

12 +/- ACRES WITH SMALL LAKE

2,000+ FT DEEP LOT LINES

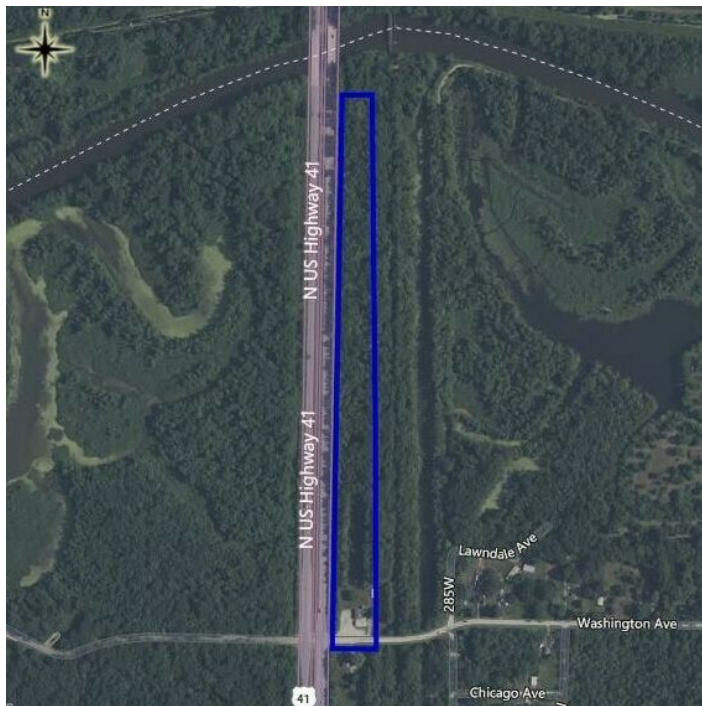
POTENTIAL FOR OWNER SPECIFIC UPGRADES

LOTS OF NEARBY FISHING AND HIKING

ADDED VALUE IN REHABBING BUILDINGS

LOW NEWTON COUNTY REAL ESTATE TAXES

List Agent must accompany any showing



OFFERING SUMMARY

Sale Price:	134,900.00	\$134,900
Number of Units:		4
Lot Size:		12 Acres
Building Size:	Various	6,544 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	20	69
Total Population	10	42	164
Average HH Income	\$90,156	\$68,861	\$80,202

Ken Peach
(708) 764-2890



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

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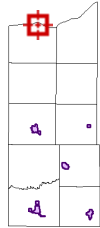
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Overview



Legend

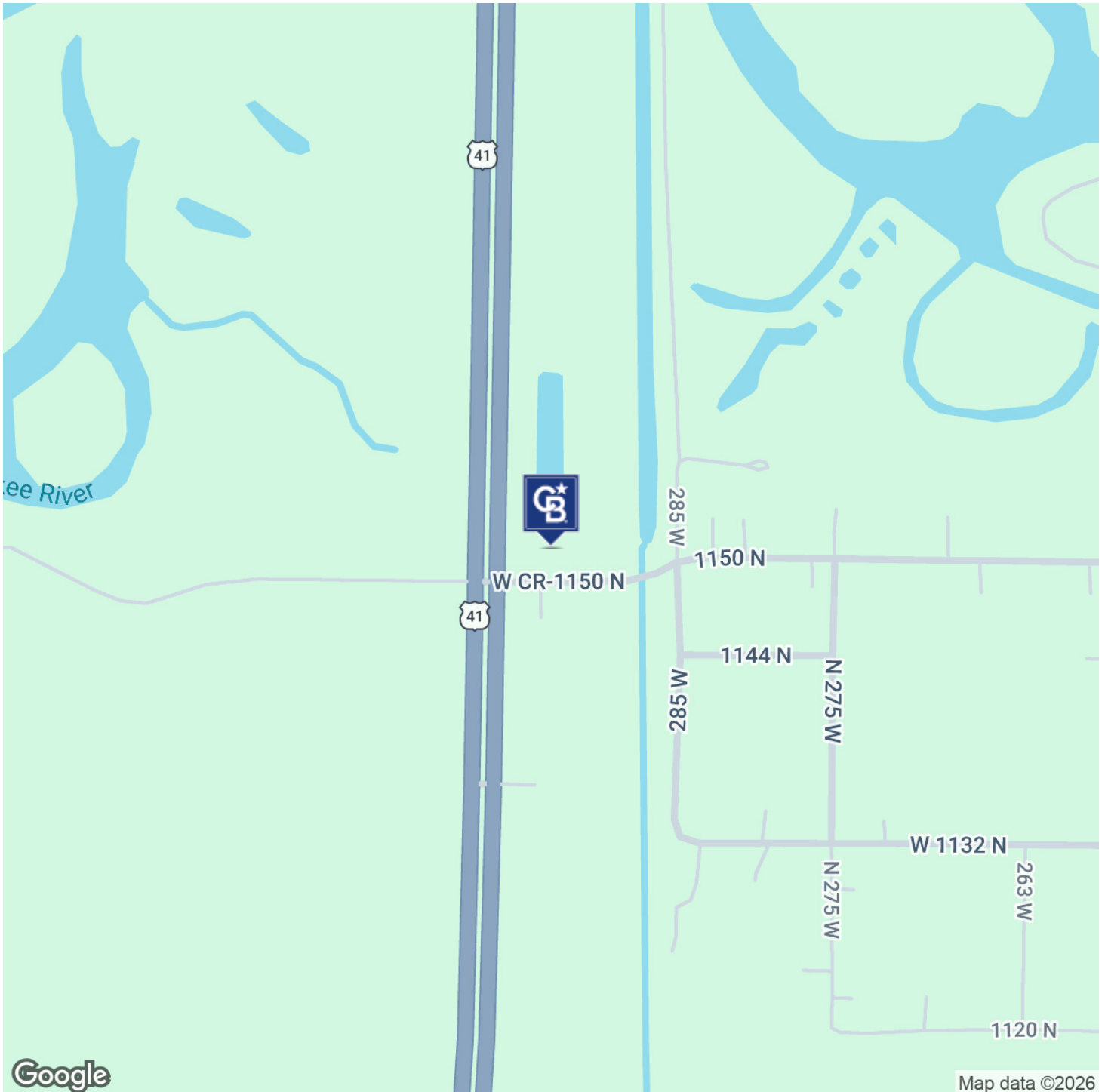
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- Zoning**
- A
- B-1
- B-2
- I-1
- I-2
- IDNR
- LGD
- MXD
- PGD
- PUD-B
- PUD-R1
- PUDB-2
- R-1
- R-1A
- R-2
- RMH
- RDD
- Corporate Limits
- Roads**
- <blank>
- COUNTY PAVED
- COUNTY UNPAVED
- FEDERAL
- INTERSTATE
- STATE
- SUBDIVISION PAVED
- TOWN PAVED
- Townships

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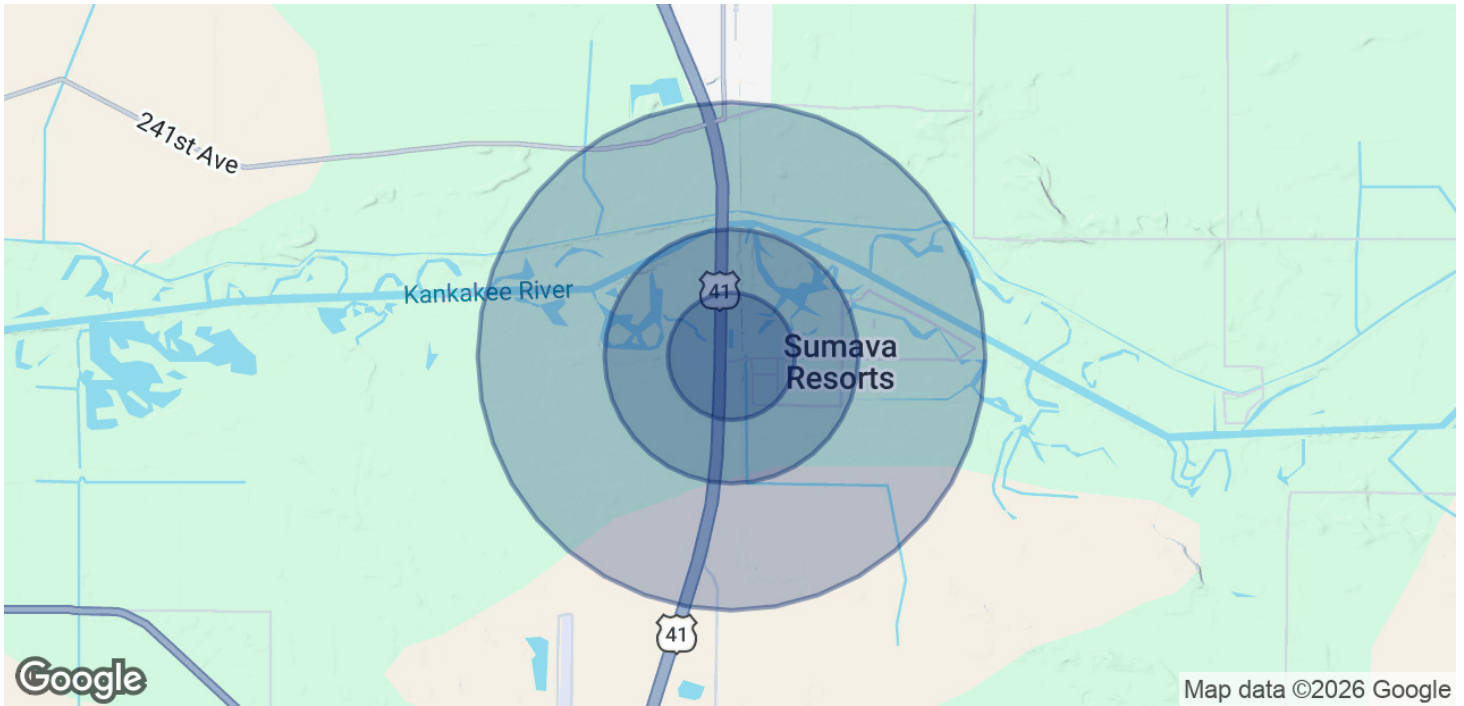


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	42	164
Average Age	49.1	45.8	44.4
Average Age (Male)	45.6	42.7	39.1
Average Age (Female)	51	47.5	46.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	20	69
# of Persons per HH	2.5	2.1	2.4
Average HH Income	\$90,156	\$68,861	\$80,202
Average House Value	\$220,636	\$173,876	\$213,095

2023 American Community Survey (ACS)

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National Flood Hazard Layer FIRMMette



87°27'7"W 41°10'10"N

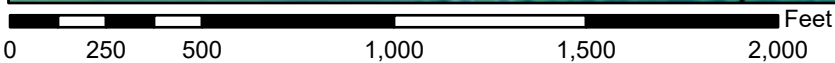


NEWTON COUNTY
180179

Zone AE

18111C0040D
eff. 12/16/2014

634 FEET



1:6,000

87°26'29"W 41°9'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

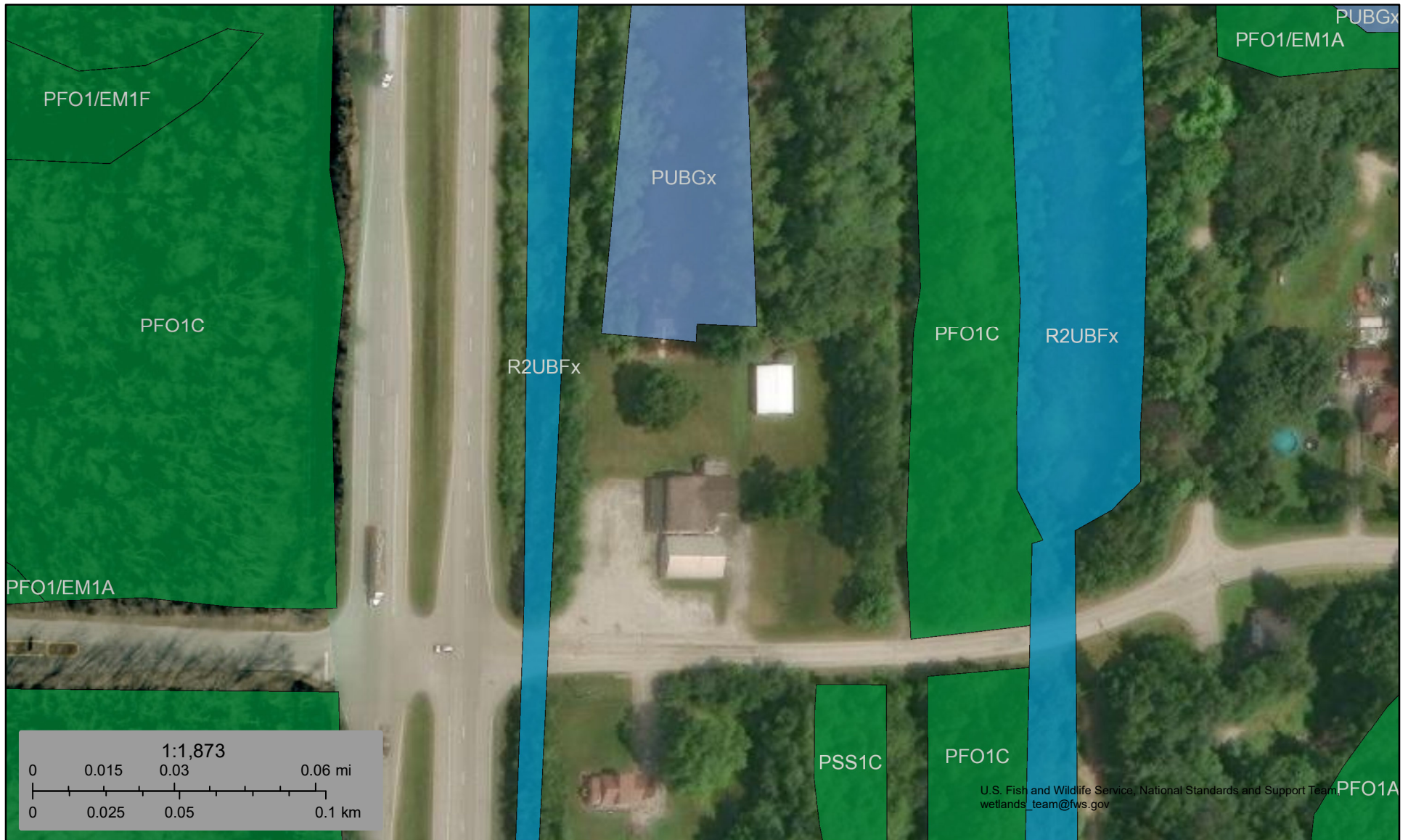
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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April 16, 2026

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.