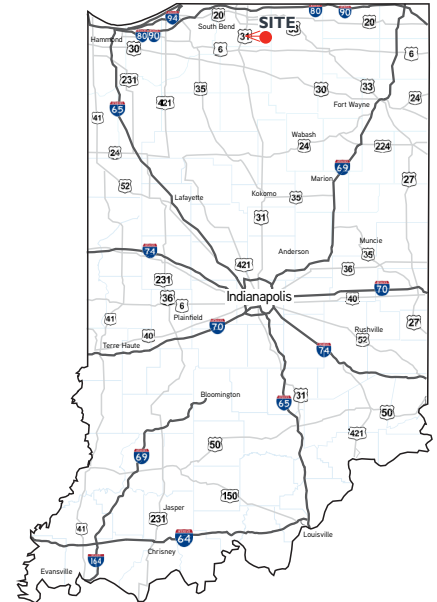


AUCTION LAND

3.563 ACRES
20555 ROOSEVELT RD
SOUTH BEND, IN 46614



AUCTION DETAILS

Sealed Bids Due: Must be received by Wednesday, October 29th 2025, 3:30 PM EDT.

Send Bids To:

Bradley Company Auction Services

Attn: Nathan Smith

310 E. 96th St., Suite 100

Indianapolis, IN 46240

Re: STATE OF INDIANA SEALED BID #2025-71-09

PROPERTY DETAILS

- + Partially wooded vacant land w/ available utilities
- + Zoned R (Single-Family District)
- + Potential for access if adjoining road is brought to current standards
- + Portion of Parcel ID 71-13-02-376-003.000-001
- + Please Note: The subject parcel currently has limited public access or right of entry. The buyer will be responsible for gaining legal access to the property. Ingress/Egress permits may be submitted to the local municipality with jurisdiction or the Department of Transportation and approved or denied at their sole discretion. No assurance of such a permit is expressed or implied.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

CONTACT

Nathan Smith
Senior Vice President
Direct 317.663.6535
Mobile 317.525.2130
nsmith@bradleyco.com

AU11300133 // AC31100033

Sealed bid form available at:
www.IndianaStateSurplus.com

Owner: State of Indiana
10% Buyer's Premium

INDOT Code 5269 - 220 EL - St. Joseph
County

BRADLEY COMPANY
310 E. 96th St., Suite 100
Indianapolis, IN 46240