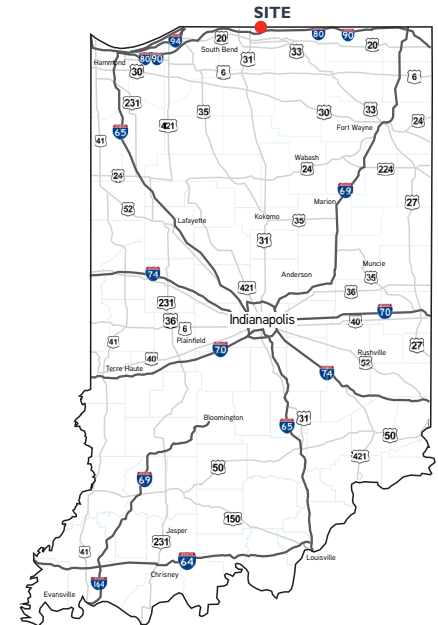


AUCTION

LAND

~2.8 ACRES
53240 FIR RD
GRANGER, IN 46530



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 #2025-71-10

PROPERTY DETAILS

- + Commercial and/or Residential Development site
- + Zoned County "R" (Single-Family Residential)
- + Parcel ID 71-04-27-200-015.000-011
- + Adjacent 15.74 acres available for sale @ \$275K/AC
- + Please Note: The conveyance will include a new 50' easement off the existing ROW along Fir Rd. Development of this property is subject to review and approval of a Toll Road Permit if any stormwater is discharged to the ITR property or ditch line within the ITR property. A portion of the property is affected by wetlands. All documents can be found on www.IndianaStateSurplus.com.

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

Indiana Toll Road Commission Excess
Land - St. Joseph County

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