

CRANBERRY LAKE RECREATIONAL PROPERTY

**7154 East 100 South
Mill Creek IN 46365**

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Donald C. Whitehead
1-765-426-8250
info@whiteheadfarms.com

Goodwin & Associates
Real Estate
1-815-741-2226
mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	LaPorte
Township:	Lincoln
Gross Land Area:	214 Total Acres with 135 Acre Lake
Property Type:	Recreational Farm
Possible Uses:	Recreational for hunting, camping and fishing
Total Investment:	\$1,995,000.00
Buildings:	Yes, Three separate rental homes. Details include in this brochure.
Zoning:	Fishing retreat



Cranberry Lake is a 135 acre private lake located only minutes east of LaPorte, Indiana and only an hour and a half from Chicago. There are a total of 214 acres including the lake. Two fully furnished and appointed Lake front homes plus a North-woods style cabin are included with this offering.

1. The Grand Beach House
2. Hidden Beach House
3. Rustic Cabin.

Lakefront patios and decks are great for entertaining or for sitting around the fire pit after the sun goes down. There are primitive campsite for the more adventurous. The lake is managed for trophy Large-mouth Bass and is considered by many to be the finest bass lake in the Midwest. A healthy pan-fish and catfish population rounds out the fishing opportunities. Additional 60 acres with farmhouse and tillable acres is available.

This property is co-listed with Donald Whitehead of Whitehead Agricultural Consulting, a licensed Indiana broker. www.whiteheadfarms.com

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Cranberry Lake Recreational Property
Tax ID Number/APN: 46-12-08-200-005.000-055
46-12-08-100-004.000-055
Possible Uses: Currently being used as a private hunt and fishing retreat. This parcel formally was a resort for fishermen & woman and vacation get away.

AREA & LOCATION

Location Description: Mill Creek Indiana is in LaPorte County, Lincoln Township Indiana.
Site Description: 274 Total acres of recreational beauty can be purchased separately. 214 acre with 135 acre Cranberry Lake is the highlight of this parcel. Excellent hunting and fishing have been experienced on this property. The three homes offer many options for leasing, or personal use. Currently being used as a private hunting & fishing retreat. The property is fully fenced with gated entry. The additional 60 acres has a farmhouse and tillable acres.
Highway Access: Cranberry Lake is approximately 16 miles from the 80/90 Toll road.
Road Type: County highway asphalt road.

LAND RELATED

Buildings: Cranberry Lake offers three living quarter options plus pole building.
1) The Grand Beach House sleeps 8+ with three bathrooms. Beautiful deck, grill, beach and fire pit.
2) Hidden Beach House Sleeps 6 with two bathrooms, patio, grill and beach.
3) Rustic Cabin sleeps 6. It has a fire pit, electricity, fridge & microwave, but no running water.
4) 1400 square foot pole barn with plumbing, insulation, partial heat with overhead door.
Zoning Description: Private Hunt Club

FINANCIALS

Finance Data Year: The 2018 Taxes paid in 2019
Real Estate Taxes: The total tax amount for this private resort is \$7,903.
Investment Amount: The private retreat is being offered at \$2,495,000. Including 60 acres with farmhouse and tillable acres.

LOCATION

Address: 7154 East 100 Road
Mill Creek, IN 46365
County: LaPorte County Indiana

CRANBERRY LAKE GENERAL AERIAL MAP



ROAD MAP OF CRANBERRY LAKE RECREATIONAL SITE



CRANBERRY LAKE HOUSE AT MILL CREEK, INDIANA



CRANBERRY LAKE HOUSE



THE HIDDEN BEACH HOUSE AT CRANBERRY LAKE



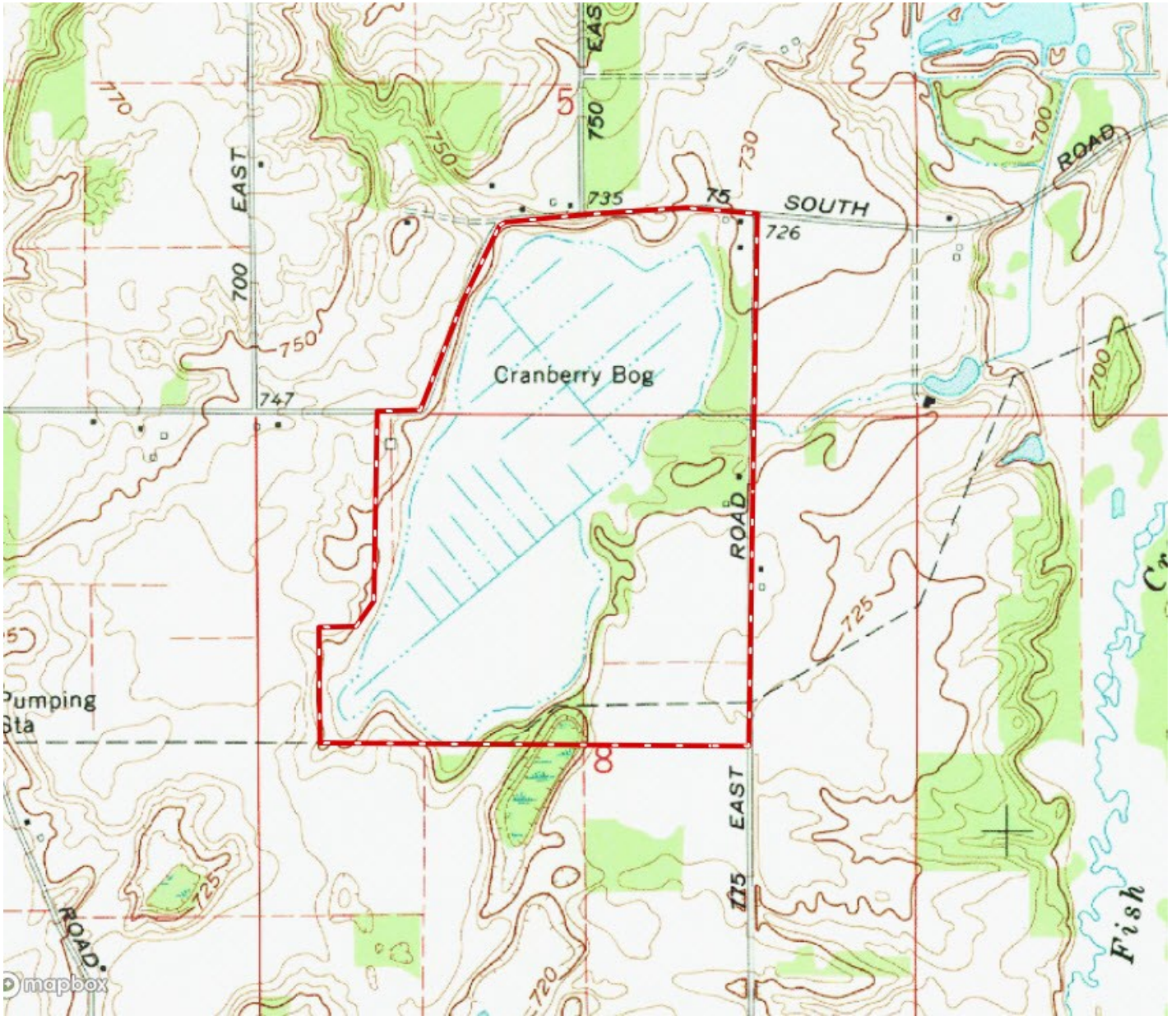
AERIAL PHOTO OF CRANBERRY LAKE



AERIAL MAP



TOPOGRAPHICAL MAP



DRIVING DIRECTIONS TO CRANBERRY LAKE IN MILL CREEK, IN

10/23/2019

Directions

DIRECTIONS

Cranberry Lake is 8 miles east of La Porte, Indiana.

FROM WEST (CHICAGO):

I-94:

I-94 to US-20 east bound (exit 40A). Go east on US-20 11.5 miles to the intersection of US-20 and State Road 2, which are both divided highways. Proceed east through light (you are now on State Road 2) and turn right/south on County Road 600 East which is the first road after the light. Go south on 600 East 5.5 miles until the road "T"s at County Road 100 South. Turn left/east and go a little over a mile until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

Toll Road 80/90:

From Indiana Toll Road 80/90, exit at LaPorte (exit 49) and then turn right/north on State Road 39. Go 1.2 miles to the intersection of US-20, turn right/east. Go east on US-20 7.9 miles to the intersection of US-20 and State Road 2, which are both divided highways. Proceed east through light (you are now on State Road 2) and turn right/south on County Road 600 East which is the first road after the light. Go south on 600 East 5.5 miles until the road "T"s at County Road 100 South. Turn left/east and go a little over a mile until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

FROM EAST (SOUTH BEND):

Toll Road 80/90:

From Indiana Toll Road 80/90, exit at LaPorte (exit 49) and then turn right/north on State Road 39. Go 1.2 miles to the intersection of US-20, turn right/east. Go east on US-20 7.9 miles to the intersection of US-20 and State Road 2, which are both divided highways. Proceed east through light (you are now on State Road 2) and turn right/south on County Road 600 East which is the first road after the light. Go south on 600 East 5.5 miles until the road "T"s at County Road 100 South. Turn left/east and go a little over a mile until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

<https://www.thecranberrylake.com/directions.htm>

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CRANBERRY LAKE DIRECTIONS

10/23/2019

Directions

State Road 2:

Approximately a quarter mile before you come to the intersection of State Road 2 and US20, turn left/south on County Road 600 East. Go south on 600 East 5.5 miles until the road "T"s at County Road 100 South. Turn left/east and go a little over a mile until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

FROM EAST (FORT WAYNE):

Take US-33 north to US-6, go left/west 48.4 miles. Go right/north on State Road 104 at the west edge of the town of Walkerton. Head towards LaPorte 6.5 miles, at the stop sign where State Road 104 ends at State Road 4 take a right/east and go .7 miles to County Road 500 East which is the first road you come to. Turn left/north, go 1.5 miles to County Road 100 South which is the first stop sign you come to. Turn right/east and go just over 2 miles until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

FROM SOUTH:

Take US-31 north to US-6, go left/west 10.2 miles. Go right/north on State Road 104 at the west edge of the town of Walkerton. Head towards LaPorte 6.5 miles, at the stop sign where State Road 104 ends at State Road 4 take a right/east and go .7 miles to County Road 500 East which is the first road you come to. Turn left/north, go 1.5 miles to County Road 100 South which is the first stop sign you come to. Turn right/east and go just over 2 miles until you see the lake. The main entrance is on the west side of the lake and has a white fence/white gate and a log cabin style guard shack. If you go around the curve where the road heads north around the lake you've gone too far.

FROM STATE ROAD 35/LA PORTE:

Boyd Blvd intersects State Road 35 just south of La Porte. Turn right/east at this light and proceed east/north on Boyd 1.5 miles to the intersection/light at State Road 4, go right east on SR-4 1.8 miles to County Road 100 South (just past the railroad track on the left...this county road nearly parallels Highway 4. Turn left/east on 100 South. You will come to curve/"T" in the road...veer left and then veer back right at the next curve and proceed east on County Road 100 South a little over 4 miles until you see the lake. The main entrance is on the west side of

<https://www.thecranberrylake.com/directions.htm>

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CRANBERRY LAKE DRIVING DIRECTIONS

10/23/2019

Directions

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<https://www.thecranberylake.com/directions.htm>

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DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



DONALD C. WHITEHEAD PROFESSIONAL BIOGRAPHY

Don is a licensed broker in the states of Indiana and Illinois. Whitehead Farm Real Estate has several thousand acres of farmland under management in both states. Don has successfully brokered the sale of hundreds of farms through the years for clients wishing to buy or sell farm real estate.

Don is a 1976 graduate of Purdue University's College of Agriculture. He majored in Agricultural Economics and Farm Management.

Don was raised on a grain and livestock farm east of West Point, Indiana in Tippecanoe County.

GOODWIN & ASSOCIATES REAL ESTATE, LLC

Goodwin & Associates Real Estate, LLC was established in 1996 as a land brokerage company. We specialize in farmland sales and marketing. We also offer brokerage services with industrial land, commercial land, residential development land and retail development land.

Goodwin & Associates Real Estate, LLC is based in Will County, but has effectively marketed and brokered properties from Metropolis Illinois to Grayslake Illinois. We are a full-service brokerage firm ready to help our clients with solutions to their issues, based on our years of experience.



*Goodwin & Associates
Real Estate, L.L.C.*

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