

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

KOSCIUSKO COUNTY INDIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT-READY WHITETAIL GROUND & FUTURE TIMBER POTENTIAL

This 18 +/- acre hunting property in Kosciusko County, near Silver Lake, Indiana, is ready for a new owner to step in and enjoy from day one.

The property has been professionally consulted to help maximize its hunting potential and already features established food plots, apple trees, and a setup designed to attract and hold wildlife. A strong history of whitetail activity speaks to the quality of the habitat.

This setup is truly turn-key. Hunting blinds and tree stands are included with the sale, along with a bunk shed that provides a place to camp, store gear, or simply take a break during long days in the woods.

What makes this tract especially appealing is the combination of immediate use and long-term value. Approximately 16.96 acres are enrolled as Classified Land, while the woods include desirable timber species such as white oak and black walnut, offering potential for future timber income.

For buyers who have been searching for a manageable hunting property without having to spend years creating the setup from scratch, this 18 +/- acre tract offers a rare opportunity to own a property where the groundwork has already been done.

Trail camera photos are available by request.

PROPERTY FEATURES

COUNTY: **KOSCIUSKO** | STATE: **INDIANA** | ACRES: **18**

- 18 +/- acres in Kosciusko County near Silver Lake, IN
- Professionally consulted to help maximize hunting potential
- Established food plots
- Established apple trees
- Strong history of whitetail activity
- Hunting blinds and tree stands included with the sale
- Bunk shed included for camping, gear storage, and breaks during long days in the woods
- Approximately 16.96 acres enrolled as Classified Land
- Future timber income potential with desirable species including white oak and black walnut
- Trail camera photos available upon request

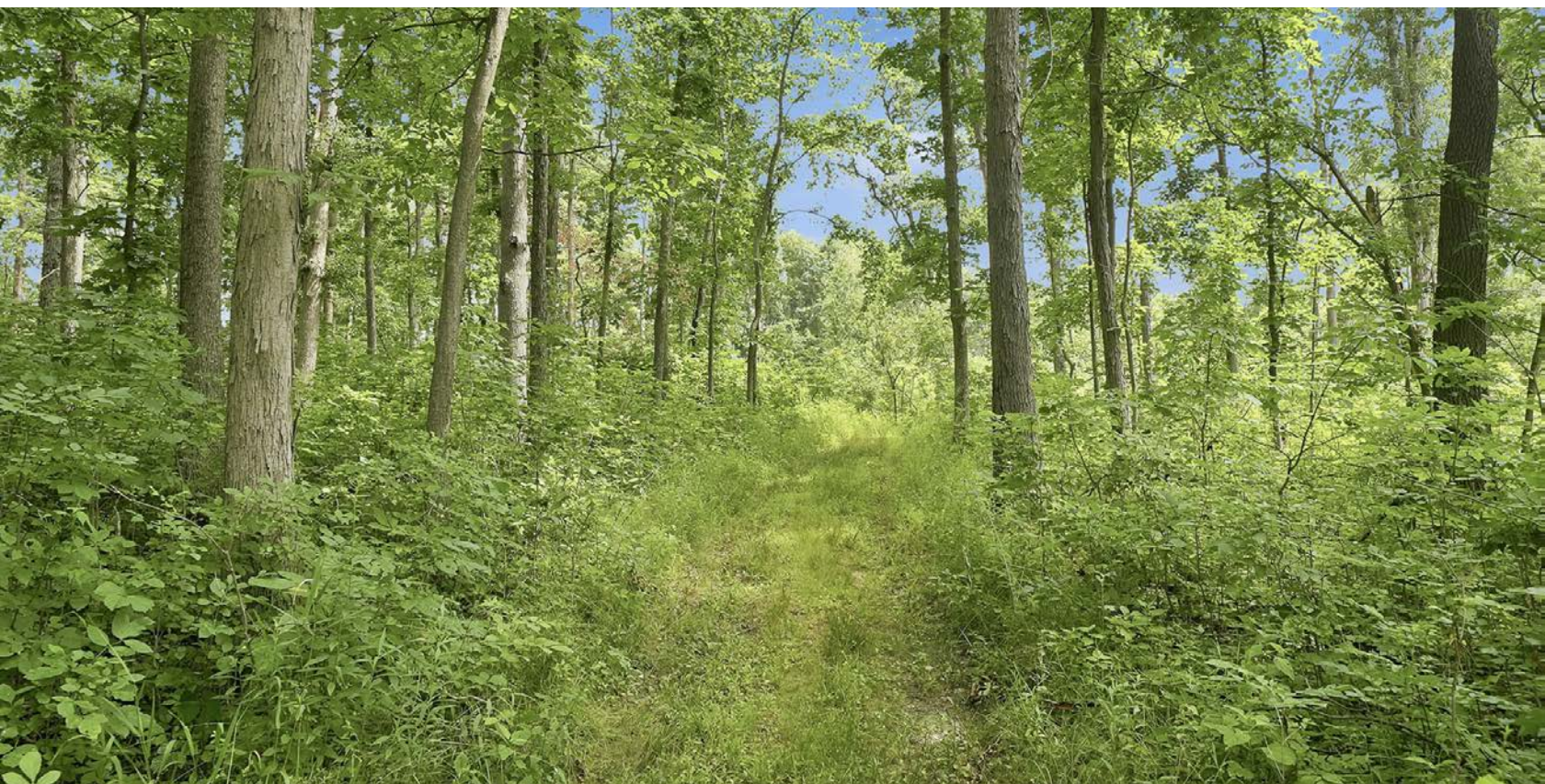
ESTABLISHED FOOD PLOTS



HUNTING BLINDS AND TREE STANDS



FUTURE TIMBER INCOME POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 4' 44.97, -85° 57' 30.57

0ft 282ft 564ft

3-30N-5E
Kosciusko County
Indiana



Maps Provided By:

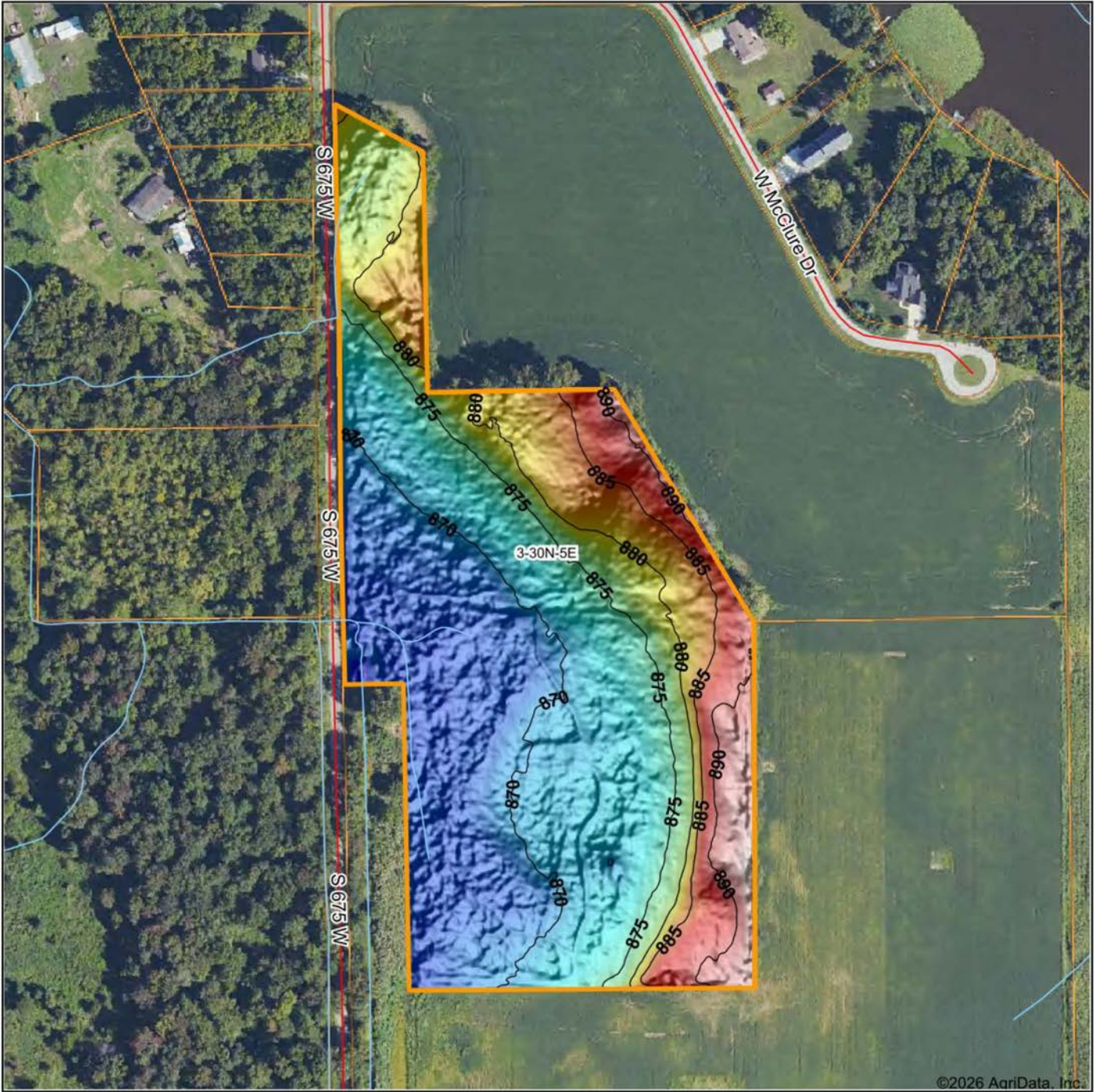
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CUSTOMIZED ONLINE MAPPING

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5/23/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 865.0

Max: 894.3

Range: 29.3

Average: 874.9

Standard Deviation: 7.35 ft

0ft 284ft 568ft

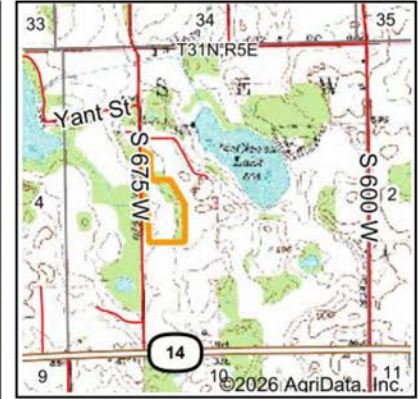


5/23/2026

3-30N-5E
Kosciusko County
Indiana

Boundary Center: 41° 4' 44.97, -85° 57' 30.57

WETLANDS MAP



State: **Indiana**
 Location: **3-30N-5E**
 County: **Kosciusko**
 Township: **Seward**
 Date: **5/23/2026**



Maps Provided By:



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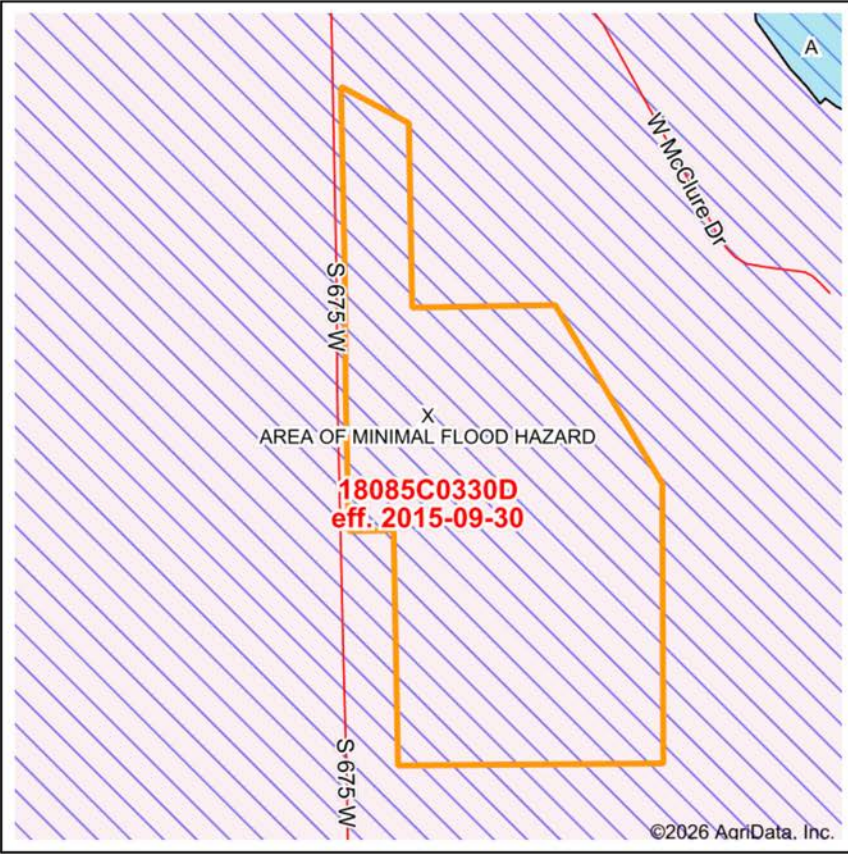


0ft 457ft 913ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP



Map Center: 41° 4' 44.97, -85° 57' 32.92
State: IN Acres: 17.94
County: Kosciusko Date: 5/23/2026
Location: 3-30N-5E
Township: Seward

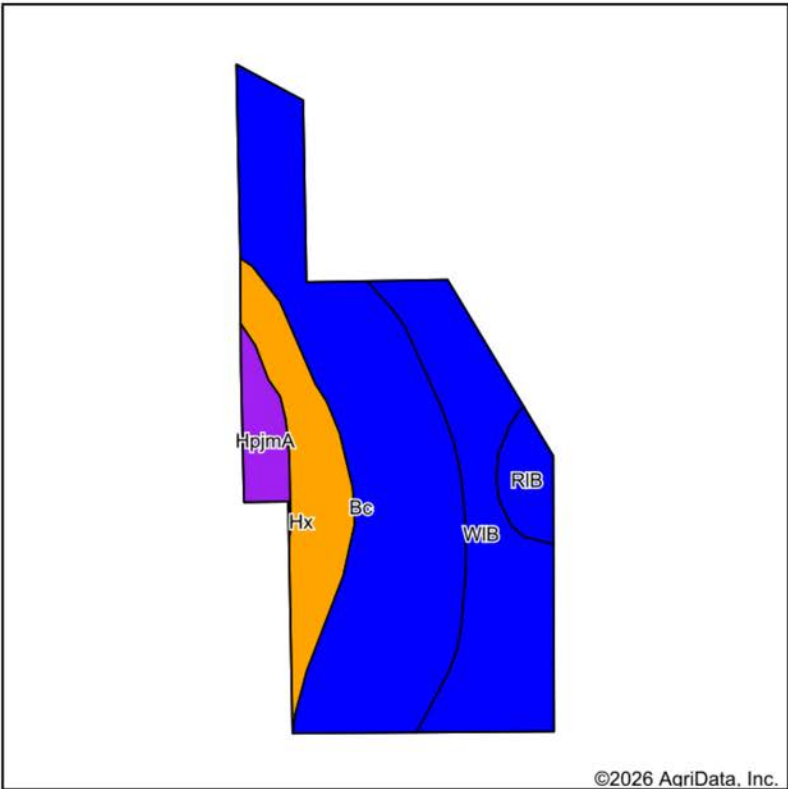


Maps Provided By: **surety**
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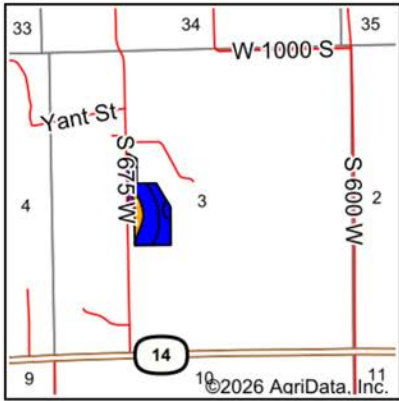


Name		Number	County	NFIP Participation	Acres	Percent
KOSCIUSKO COUNTY		180121	Kosciusko	Regular	17.94	100%
Total					17.94	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		17.94	100%
Total					17.94	100%
Panel		Effective Date			Acres	Percent
18085C0330D		9/30/2015			17.94	100%
Total					17.94	100%

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Kosciusko**
Location: **3-30N-5E**
Township: **Seward**
Acres: **17.94**
Date: **5/23/2026**



Maps Provided By:



Area Symbol: IN085, Soil Area Version: 28

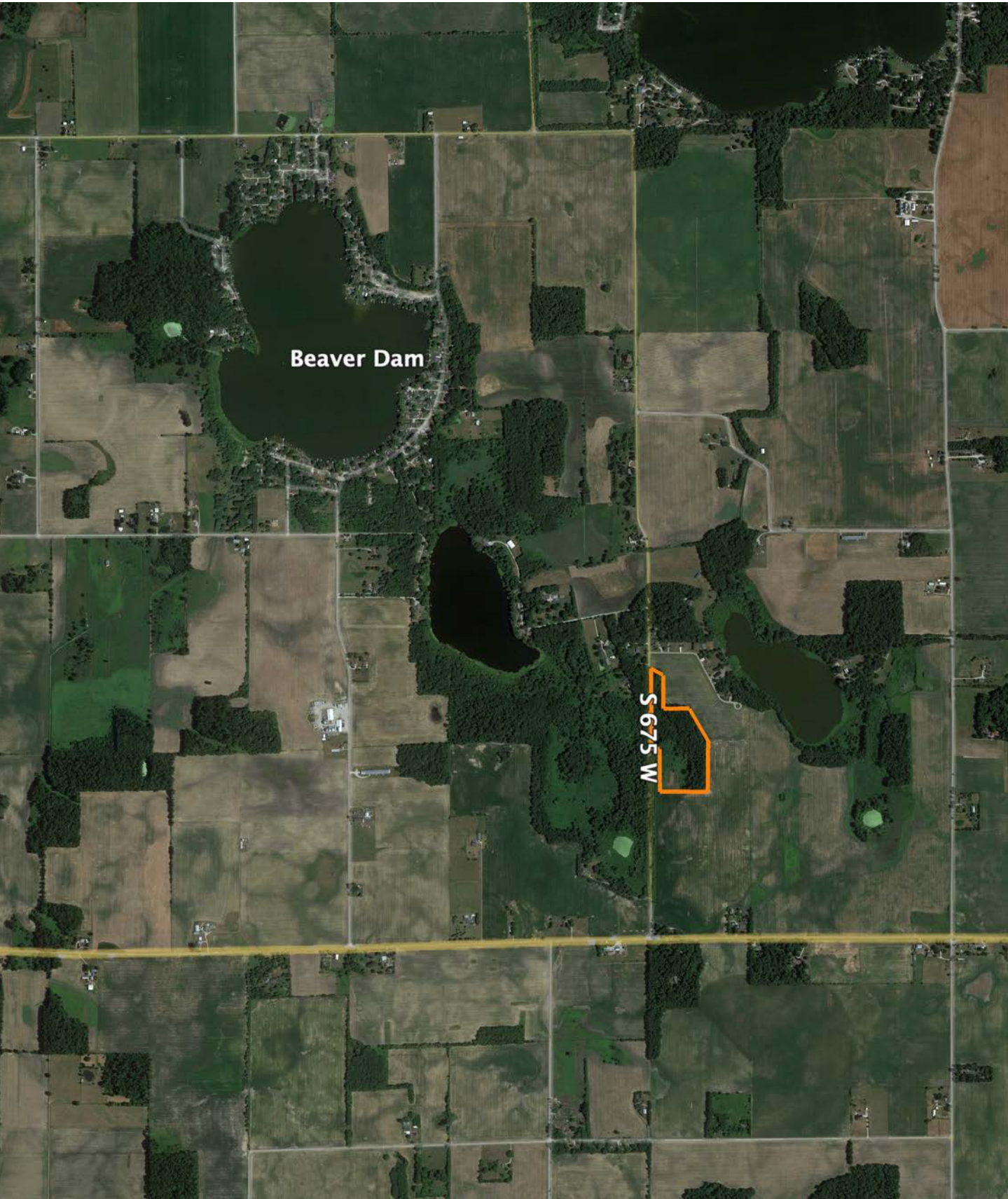
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Bc	Barry loam	9.00	50.2%		> 6.5ft.	Ilw	78	78	71
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.77	26.6%		> 6.5ft.	Ile	75	75	65
Hx	Houghton muck, drained	2.58	14.4%		> 6.5ft.	Illw	91	89	91
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.83	4.6%		> 6.5ft.	Vw	56	56	51
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	0.76	4.2%		> 6.5ft.	Ile	73	73	58
Weighted Average						2.28	*n 77.8	*n 77.6	*n 70.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

An Indiana native, now living in Albion with his wife and daughter, Tavin Herendeen has spent his life surrounded by the land, the outdoors, and the values that come with rural living. Growing up in northeast Indiana, Tavin developed a strong connection to the land, whether scouting fields, hunting with friends, or spending time on family property. Today, that connection has become the foundation of his career as a land agent with Midwest Land Group.

With nearly 15 years of experience in sales and customer service, including time in automation sales, Tavin understands the importance of building strong relationships and following through on every detail. He believes in treating every client like family and takes pride in helping others achieve their land ownership goals.

Outside of work, Tavin is an avid outdoorsman who enjoys hunting waterfowl and whitetails, as well as sharing those experiences with his daughter. He's passionate about land management, wildlife, and the rural lifestyle, and he brings that same enthusiasm and understanding to every client he serves. Whether you're ready to sell your property or searching for your ideal piece of land, Tavin is ready to help make it happen. His passion for Indiana land and dedication to his clients ensure your land goals are handled with care, expertise, and attention to detail.



TAVIN HERENDEEN,
LAND AGENT

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