

Acreage Lifestyle: Pricing & Specification

All acreage homesites below will allow hobby barns & shops unless noted in comments. New Prairie schools are Olive and Wills Townships. We can in most cases expand the acreage listed to give you a larger parcel if you prefer. St Joseph County requires five acres for horses. LaPorte County & Michigan varies for horse requirements. For more information on utilities or for a private confidential showing, please contact the Cooreman Team; Steve Cooreman & Stephanie Webster at: 574-277-0116.

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Adams Rd Estates (just west of the Carraige House 1/4 mile)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
Lot 1	German	2	\$ 71,400	\$ 59,500	1500-1700	Beautiful 2 acre homesite on Adams Road. Southern Exposure for great panoramic views
Lot 2	German	2	\$ 70,500	\$ 49,900	1500-1700	Beautiful 2 acre homesite on Adams Road. Southern Exposure for great panoramic views
Lot 3	German	17.5	\$ 175,000	\$ 159,000	1500-1700	Beautiful 17 acre homesite on Adams Road. Southern Exposure for great panoramic views
Outlot A	German	25.7	\$ 250,000	\$ 239,000	1500-1700	Requires variance to build
Lot 3 & Outlot A	German	43.2	\$ 430,000	\$ 396,000		Large Investor/development parcel
Bertrand Shores - Indiana (1/2 mile north of Carriage House on Orange Rd)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	German	0.85	\$ 51,900	\$ 37,900	1500-1700	Country Homesites, well / septic, Tree Lined
2	German	0.92	\$ 51,900	\$ 32,900	1500-1700	Country Homesites, well / septic, Tree Lined
3	German	24.00	\$ 240,000	\$ 216,000	1500-1700	Large Investor/development parcel
Bertrand Shores - Michigan (1/2 mile north of Carriage House on Orange Rd)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Bertrand	3.00	\$ 65,000	\$ 49,500	1500-1700	Michigan, Country location, Well/septic
2	Bertrand	2.50	\$ 60,000	\$ 44,900	1500-1700	Michigan, Country location, Well/septic
3	Bertrand	2.50	\$ 60,000	\$ 44,900	1500-1700	Michigan, Country location, Well/septic
4	Bertrand	2.50	\$ 60,000	\$ 44,900	1500-1700	Michigan, Country location, Well/septic
5	Bertrand	85.00	\$ 850,000	\$ 765,000		Large Investor/development parcel
Bourissa Hills Park (In town of New Carlisle)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	1.00	\$ 64,000	\$ 49,000	1500-1700	City water & sewer next to park, school
County Line Rd (1/4 mile south of New Carlisle)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	20	\$ 240,000	\$ 190,000	1600-1800	Next to town. Lake/Water feature potential
2	Olive	20	\$ 240,000	\$ 190,000	1600-1800	Next to town. Lake/Water feature potential
3	Olive	89	\$ 903,000	\$ 801,000		large development parcel
Elbel Acres (by Elbel golf course)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Warren	1.18	\$ 59,000	\$ 38,350	1500-1700	Over an acre in a desirable area of well maintained homes. Walk to Elbel Golf Course!
2	Warren	1.11	\$ 49,000	SOLD!	-	SOLD!
Farms at New Prairie Knolls (Next to New Prairie Knolls on County Line Rd)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	5.00	\$ 71,900	SOLD!	-	SOLD!
2	Olive	5.00	\$ 71,900	SOLD!	-	SOLD!
3	Olive	2.90	\$ 70,000	\$ 52,900	1400-1600	Mature woods, Privacy, Cul De Sac Lot
4	Olive	5.50	\$ 95,000	\$ 79,500	1400-1600	Mature woods, privacy, Cul De Sac, Equestrians
5	Olive	3.80	\$ 71,000	SOLD!	-	SOLD!
The Farms @ Westwood Knolls (Next to Westwoods Knolls on Orange Rd.)						
Lot	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
2	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
3	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
4	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
5	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
6	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer

7	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
8	German	3	\$ 71,500	\$ 51,900	1600-1800	Wooded, water & sewer
Farms at Wintergreen Meadows (Corner of Wintergreen & Dunn Rd, next to New Carlisle)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	4.3	\$ 71,000	\$ 59,000	1400-1600	Country Location, city water & sewer
2	Olive	3	\$ 61,000	\$ 48,000	1400-1600	Country Location, city water & sewer
3	Olive	3	\$ 61,000	\$ 48,000	1400-1600	Country Location, city water & sewer
4	Olive	2.6	\$ 61,000	\$ 49,000	1400-1600	Country Location, city water & sewer
5	Olive	2.2	\$ 71,900	\$ 53,000	1400-1600	Country Location, city water & sewer
6	Olive	2.2	\$ 71,900	\$ 59,000	1400-1600	Mature woods, privacy, & City water/sewer
7	Olive	2.2	\$ 71,900	\$ 59,000	1400-1600	Mature woods, privacy, & City water/sewer
8	Olive	2.2	\$ 71,900	\$ 59,000	1400-1600	Mature woods, privacy, & City water/sewer
9	Olive	2.2	\$ 71,900	\$ 59,000	1400-1600	Mature woods, privacy, & City water/sewer
10	Olive	5	\$ 81,500	\$ 69,000	1400-1600	Mature woods, privacy, & City water/sewer
outlot a	Olive	33	\$ 350,000	\$ 297,000	1400-1600	Large Investor/Development parcel
Forest at New Carlisle (In the town of New Carlisle)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	4.6	\$ 91,000	\$ 69,500	1500-1700	Mature woods, privacy, water/sewer
2	Olive	5	\$ 91,000	sold	1500-1700	Mature woods, privacy, water/sewer
3	Olive	5	\$ 91,000	\$ 79,000	1500-1700	Mature woods, privacy, water/sewer
4	Olive	5	\$ 91,000	\$ 78,000	1500-1700	Mature woods, privacy, water/sewer
5	Olive	5	\$ 91,000	\$ 71,000	1500-1700	Mature woods, privacy, water/sewer
6	Olive	4.4	\$ 91,000	\$ 69,000	1500-1700	Mature woods, privacy, water/sewer
outlot a	Olive	17	\$ 175,000	\$ 153,000	1500-1700	Large Investor/Development parcel
Mayflower Farms at Portage Prairie (1/2 mile north of Adams on Mayflower)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
A	Bertrand	3.0	\$ 60,000	\$ 49,000	1500-1700	Located in Michigan, 3+ acre country homesites
B	Bertrand	3.0	\$ 60,000	\$ 44,500	1500-1700	Located in Michigan, 3+ acre country homesites
C	Bertrand	3.0	\$ 60,000	\$ 44,500	1500-1700	Located in Michigan, 3+ acre country homesites
D	Bertrand	3.0	\$ 60,000	\$ 39,000	1500-1700	Located in Michigan, 3+ acre country homesites
OUTLOT	Bertrand	30	\$ 41,000	\$ 360,000	N/A	Large development parcel next to Portage Prairie commercial project
Prairie Vista Estates (By New Prairie High School)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Wills	1.04	\$ 40,000	\$ 35,900	1000-1200	Modulars approved, Tree lined, LaPorte County
2	Wills	1.00	\$ 40,000	SOLD!	1000-1200	SOLD
3	Wills	1.00	\$ 40,000	\$ 26,900	1000-1200	Modulars approved, Tree lined, LaPorte County
4	Wills	1.00	\$ 40,000	\$ 26,900	1500-1800	Modulars approved, Tree lined, LaPorte County
5	Wills	1.00	\$ 40,000	SOLD!	1500-1800	SOLD
6	Wills	1.00	\$ 40,000	\$ 24,900	1000-1200	Modulars approved, Tree lined, LaPorte County
7	Wills	1.00	\$ 40,000	\$ 28,900	1000-1200	Modulars approved, Tree lined, LaPorte County
8	Wills	1.00	\$ 40,000	\$ 37,900	1000-1200	Modulars approved, Tree lined, Corner Lot with frontage on US 20 & 600 E.
9	Wills	1.00	\$ 35,000	\$ 24,500	1000-1200	Modulars approved, Tree lined, LaPorte County
10	Wills	1.03	\$ 30,000	\$ 19,500	1000-1200	Modulars approved, Tree lined, LaPorte County
11	Wills	1.02	\$ 30,000	\$ 18,500	1000-1200	Modulars approved, Tree lined, LaPorte County
OUTLOT	Wills	50.00	\$ 450,000	\$ 395,000	1000-1200	Large Investor/development parcel
River Bluff Estates (1/2 mile north of Auten on Lilac)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	German	1.93	\$ 225,000	\$ 175,000	2200-2500	Gorgeous homesite features mature trees, walkout potential, ponds, waterfalls, and panoramic views from the bluff of the St. Joseph River!
2	German	4.02	\$ 410,000	\$ 290,000	2200-2500	Gorgeous homesite features mature trees, walkout potential, ponds, waterfalls, and panoramic views from the bluff of the St. Joseph River!
Rose Rd. Acreage (US 20 & Rose Rd.)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Warren	5.00	\$ 81,000	SOLD!	1500-1698	5 Acre Estate Homesite

2	Warren	5.00	\$ 75,000	SOLD!	1500-1699	5 Acre Estate Homesite
A	Warren	5-20	N/A	\$20,000 /Acre	1500-1700	Less than 20 acres will require variance
B	Warren	10-20	N/A	TBD	1500-1700	Less than 20 acres will require variance
C	Warren	5-10	N/A	\$ 190,000	1500-1700	5 Acre minimum, will require variance
D	Warren	13.64	N/A	\$7,000 /Acre	1500-1700	Outlot, non buildable parcel
Stone Oak Farms						
(next to Stone Oak Estates on Early rd & across from Wesleyan Church.)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
1	Olive	7.60	\$ 96,000	\$ 79,000	1500-1700	Tree Lined, Mature Trees, Privacy, Equestrian
2	Olive	5.00	\$ 75,000	SOLD!	1500-1700	SOLD!
3	Olive	13.5	\$ 141,900	\$ 121,000	1500-1700	Mature woods with pond, Privacy, Equestrian
outlot a	Olive	8.4	\$ 120,000	\$ 98,000		Development plat for phase 3
outlot	Olive	15	\$ 150,000	\$ 130,000	1500-1700	Requires variance to build, mature woods
Timothy Road						
(Next to Stone Oak Estates)						
	Township	Acres	Old Price	Sale Price	SF Min.	Features & Comments
A1	Olive	0.75	\$ 40,000	\$ 26,900	1400-1600	Mature trees, Privacy, & well/septic
A2	Olive	0.75	\$ 95,000	\$ 79,000	1400-1600	Quanset barn on this lot
Lots A1 & A2 Bundle	Olive	1.5	\$ 135,000	\$ 96,500	1400-1600	Mature trees, Quanset & office building on site. Located in an area of well maintained high value homes.
* Information is deemed reliable, but not guaranteed. Owner is Licensed Real Estate Broker.						
* Price and all other information is subject to change and 3rd party confirmation						