



Offered in 3 Tracts

40± Acres
Land Auction
Whitley Co • Jefferson Township


[illegible]

Land AUCTION 40+ ACRES

[illegible]



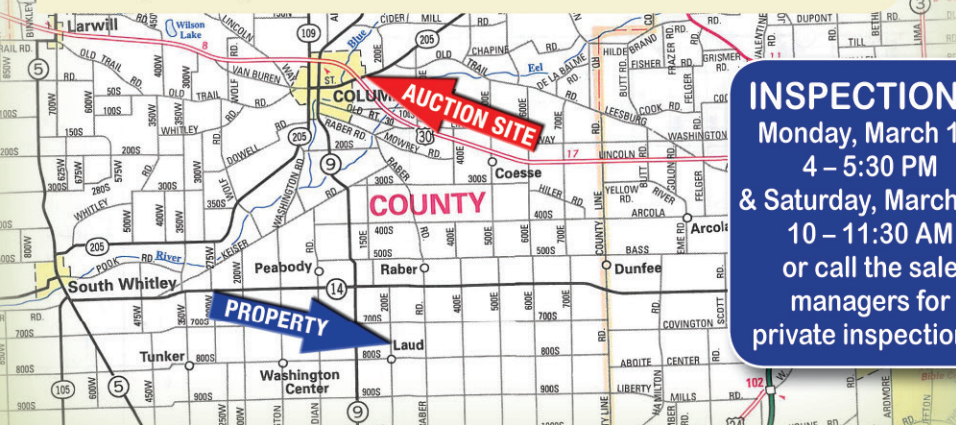
40[±] Land AUCTION

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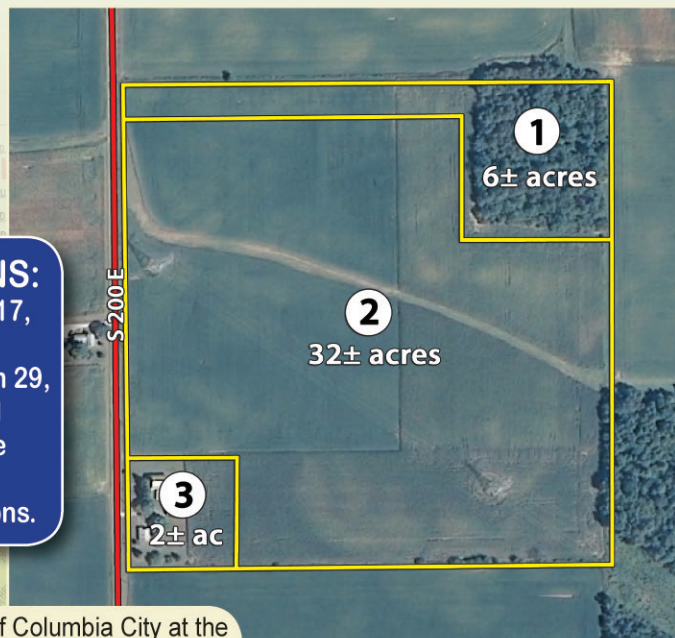
Monday, April 28 at 6pm

- Productive, Tillable Land / Potential Building Sites
- Woods, Wildlife, Hunting and Recreation
- Country Home with Pole Building
- South of Columbia City, West of Fort Wayne, North of Huntington
- Whitley County Consolidated Schools



INSPECTIONS:

Monday, March 17,
4 – 5:30 PM
& Saturday, March 29,
10 – 11:30 AM
or call the sale
managers for
private inspections.



PROPERTY LOCATION: 7725 S 200 E, Columbia City, Indiana. 5.5 miles South of Columbia City at the intersection of SR 9 and SR 14, turn East on SR 14, 1 mile to CR 200 E, then South 1.5 miles to farm on east side of the road.

AUCTION LOCATION: Eagles Nest Event Center located at Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision, Columbia City, Indiana

TRACT INFORMATION:

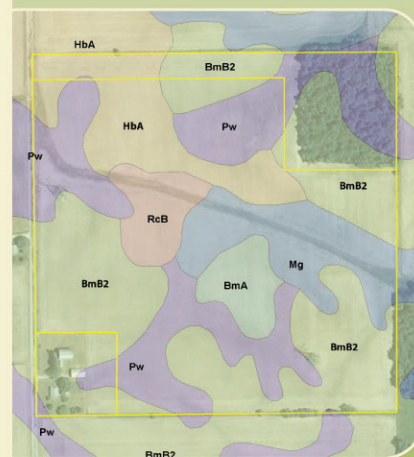
TRACT 1: 6± ACRES – Scenic, secluded, potential building site with approximately 5 acres of woods; peaceful wildlife and recreational land with 100'± of road frontage on CR 200 E.

TRACT 2: 32± ACRES – Mostly all productive, tillable acreage with a grass waterway and 890'± of road frontage on CR 200 E.

TRACT 3: 2.0± ACRES – 7725 S 200 E, Columbia City. Well maintained 1-1/2 story brick country home on a dry waterproofed basement. This cozy home includes two bedrooms, eat-in kitchen, living room, bath and abundant attic storage, with potential to finish for additional living space. Replacement windows, Forced air furnace, central air, water softener. There is a 30' x 48' Borkholder pole building with a concrete floor (built in 1985) and a 36' x 36' wood barn. Excellent opportunity for livestock, 4-H or mini-farm - Approximately 310'± of road frontage. Combine with Tract 1 & 2 for additional pasture, tillable acreage and recreational area.

Parcel ID #: 92-10-18-000-310.000-006

Bid your price on your choice of tract, any combination of tracts, or on the whole property.



SOIL MAP

Soil Symbols	Name
BmB2	Blount Silt Loam
Pw	Pewamo Silty Clay Loam
HbA	Haskins Loam
Mg	Merrill Loam
RcB	Rawson Sandy Loam
BmA	Blount Silt Sloam



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Gannon Troutner at Schrader Auction Co. - 574-354-7822.

OWNER:
DELORIS LEFEVER
REVOCABLE TRUST

SALE MANAGERS:
Gannon Troutner 574-354-7822
Gary Bailey 574-858-2859

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