



35± acres Land AUCTION

Steuben County

SATURDAY, APRIL 18 • 10 AM

Auction held at Lake Missionary Church, 9030 W. US 20, Angola



**PROPERTY LOCATION:
1600 BLOCK OF S. 800 W.
HUDSON, INDIANA**

(Located 1 1/2 miles south of U.S. 20 or 2 miles north of Salem Center)

TRACT 1: 18.5 ACRES, This tract is mostly tillable with an elevated view overlooking the valley below. There is a small wooded area in the back with trees along the open drain, making for a great hunting spot. There is 1,020 feet of road frontage along S 800 W. This tract offers a great mini farm site with level tillable land and slopes down to the drain for potential pasture or hay fields. See soils map for combination of soil types. This tract has a 3.46 acre filter strip along the open drain. The filter strip contract runs through 2016. It will be the Buyer's obligation to maintain this filter strip for the remainder of the contract.

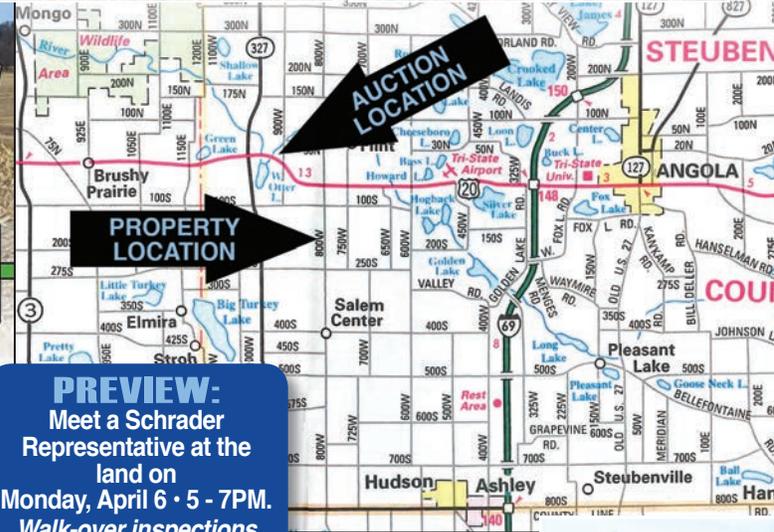
TRACT 2: 16.5 ACRES, This tract is also mostly tillable with the wooded area to the back along the open drain. There is 130 feet of access off of S 800 W. This tract rolls up to a very scenic elevated plateau. An awesome potential walk-out building site! See soils map for combination of soil types.

**Seller:
Wilson Heritage, Inc.**

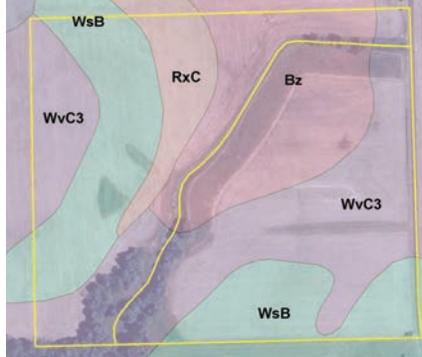
Auctioneer: Jerry Ehle



**260.749.0445 • 866.340.0445
www.SchraderFortWayne.com**



PREVIEW:
Meet a Schrader Representative at the land on Monday, April 6 • 5 - 7 PM.
Walk-over inspections permitted.
For more information, call the office at 866.340.0445!



SOIL TYPES	
Code	Soil Name
WwC3	Wawasee sandy clay loam
WsB	Wawasee loam
Bz	Brookston loam
RxC	Riddles sandy loam

