



ONLINE BIDDING AVAILABLE



acta offered in 4 tracts or combinations

SCHRAEDER REAL ESTATE & AUCTION
2020
Wagon



Land Auction
NW Fort Wayne, Allen Co., IN

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7009 N. River Rd.,
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NOVEMBER 2015

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NW Fort Wayne, Allen Co., IN

Landy Auction

99[±]
acres

offered in 4 tracts
or combinations



Wednesday, November 11, @ 6:00 pm

Property Location: 2817 W. Wallen Rd.

Auction Location: Ceruti's Catering, 6601
Innovation Blvd.



ONLINE BIDDING AVAILABLE



- 
- ***Investment***
 - ***Development***
 - ***Tillable & Wooded Acres***

NW Fort Wayne, Allen Co., IN

Land Auction 99[±] acres

Wednesday, November 11, @ 6:00 pm offered in 4 tracts or combinations

• INVESTMENT • DEVELOPMENT • TILLABLE & WOODED ACRES

PROPERTY LOCATION: 2817 W. WALLEN ROAD
(Located at the SW Corner of W. Wallen and Hanauer Road, just north of Cook Road).

AUCTION LOCATION: Ceruti's Catering, 6601 Innovation Blvd., (just off of Ludwig Road).

Auctioneer's Note:

There is currently a 52 unit multiple family development being constructed adjacent to the Auction Property along Hanauer Road. That site was rezoned from R-1 to R-3 for purposes of this development. A Sanitary Force Main Sewer extension was brought from Wallen Road, adjacent to this property and the off-site Storm Sewer Outlet was run across the Auction Property and down to the Hanauer Drain. The Auction Property is currently zoned R-1.

Tract Descriptions

TRACT 1: 55 ACRES ±, Mostly tillable acres with a 3 acre drainage pond in the center. There is over 400 feet of road frontage along Hanauer Road. It is over 1700 feet in depth. There is an I & M tower easement that crosses through the property and over the drainage pond. Most of the soils on this tract are Pewamo silty clay and some Blount silt loam. This tract forms a natural bowl around the drainage pond, lending itself for some awesome elevated building sites around the pond.

TRACT 2: SWING TRACT, 5 WOODED ACRES, This Tract lies to the north of Tract 1 and adjoins 3 other properties. There are some maturing trees in this tract. This tract can only be purchased in combination with Tract 1 or by an adjacent property owner.

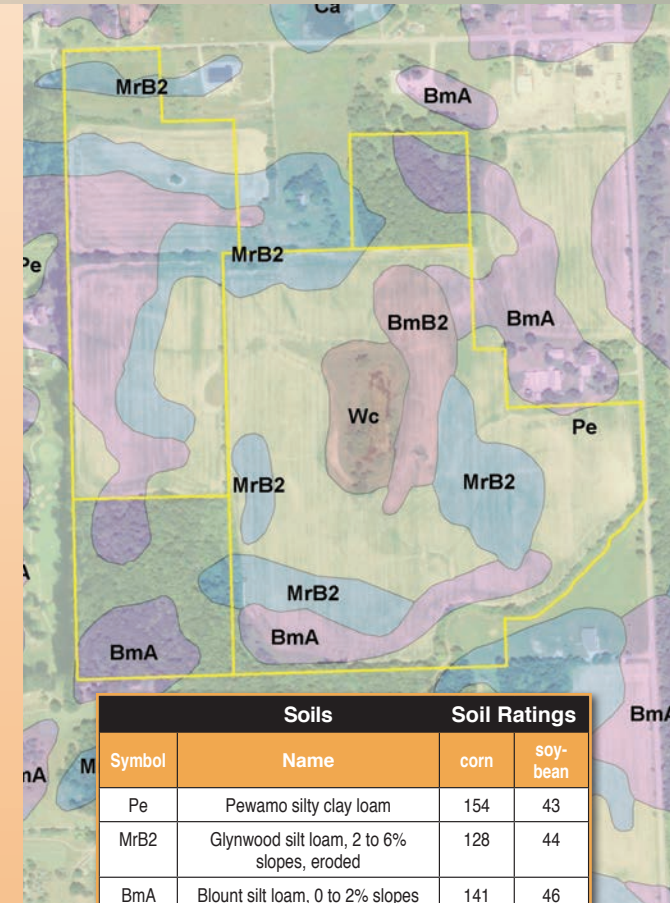
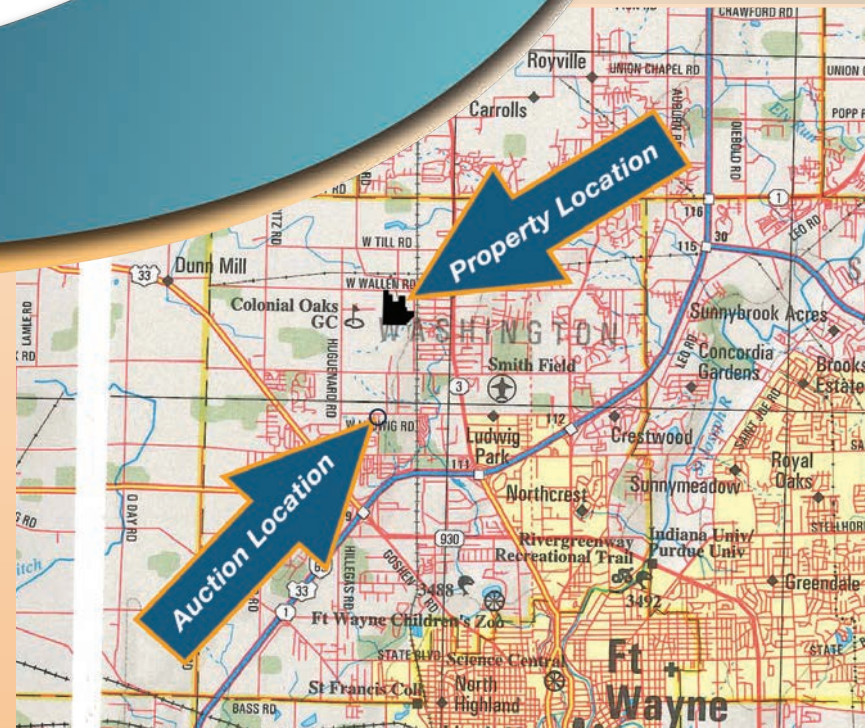
TRACT 3: 27 ACRES ±, This tract has over 400 feet of road frontage off of W. Wallen Road. There is a 3 acre level site along W. Wallen Road, then opens up to a rising 10 acres site elevated over the 3 acres. Then there is an additional 14 acres of level tillable land behind and runs back to the wooded tract 4. This is an awesome possible Estate Site with plenty of land for livestock, and buildings. This tract is adjacent to Colonial Oaks Golf Course. Combine this with Tract 4 for a 31 acre mini farm or multiple building sites.

TRACT 4: SWING TRACT, 12 WOODED ACRES, This tract lies behind Tract 3 and is adjacent to Tract 1. It is all wooded with some maturing trees. The Seller is taking a management cut prior to the closing. This tract is adjacent to Colonial Oaks Golf Course. Combine this tract with Tract 1 or Tract 3 for a corner hunting and recreation area.

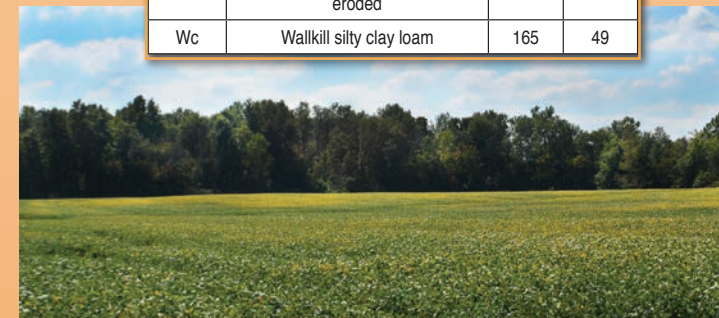
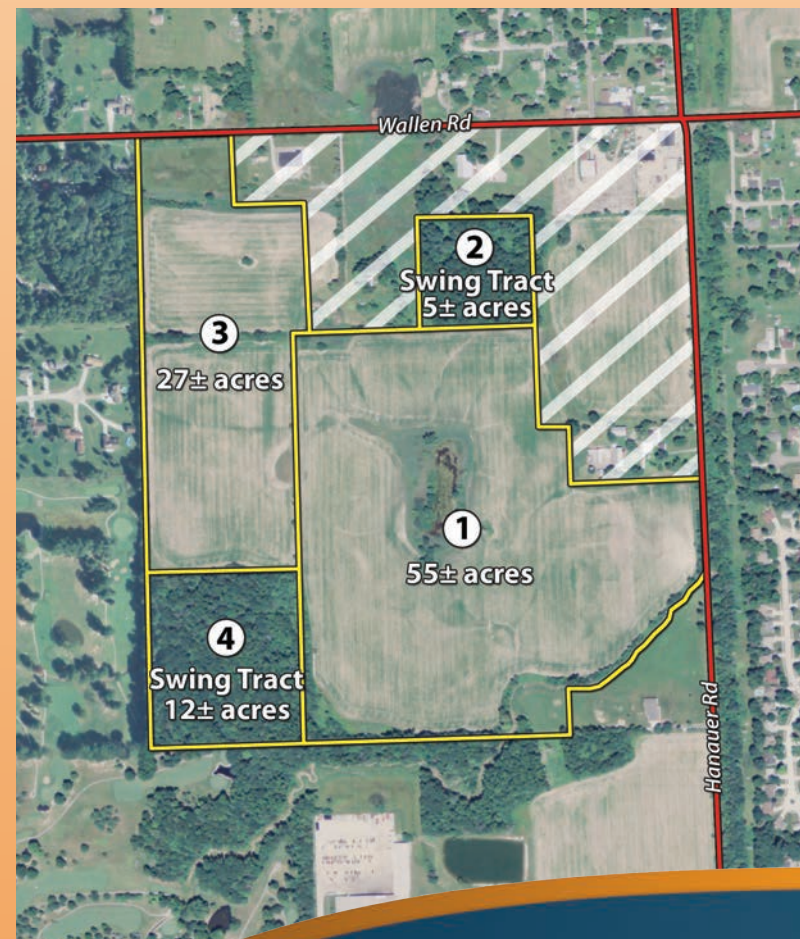


PREVIEW: Meet a Schrader Rep. along Hanauer Road on Thursday, October 22 from 4-6PM, or call for private appointment. 260-749-0445

Maps



Soils		Soil Ratings	
Symbol	Name	corn	soy-bean
Pe	Pewamo silty clay loam	154	43
MrB2	Glynwood silt loam, 2 to 6% slopes, eroded	128	44
BmA	Blount silt loam, 0 to 2% slopes	141	46
BmB2	Blount silt loam, 1-4% slopes, eroded	127	41
Wc	Walkill silty clay loam	165	49



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



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Auction Manager: Jerry Ehle
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