



25.91± ACRES

REAL ESTATE

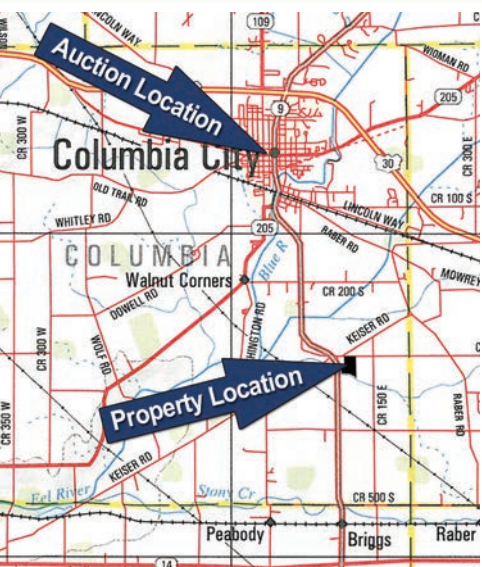
AUCTION

Tuesday, March 22 • 6 PM



INSPECTION DATES:

Wed., February 24,
4-6 pm &
Tuesday, March 1,
4-6 pm



PROPERTY LOCATION:

1130 E 300 S, Columbia City, IN. South of Columbia City on SR 9 approximately 2 miles to CR 300S then east ¼ mile to the property.

AUCTION LOCATION:

The Van Buren Event Center, 301 W. Van Buren St., Columbia City, IN. 1 block west of the Courthouse.



TRACT #1: 20± acres with frontage on CR 300S. A great tract for recreation with tillable income producing land. Gangwer Ditch creates the south boundary.

TRACT #2: 2.5± acres with country home and outbuildings. The 1700 sq. ft., 2 story, 4 bedroom home with outbuildings will give you space to enjoy your hobbies. Gas forced air furnace, central air conditioning for year round comfort. A 30'x30' pole barn with concrete floor, 20'x24' building, fenced paddock and room for the garden.

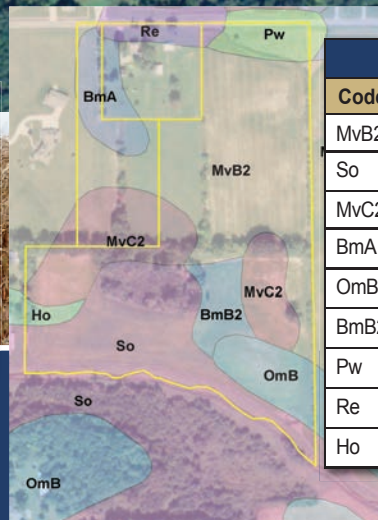
TRACT #3: 3.4± acres with frontage on CR 300S. Potential building site or may be purchased with Tracts 1 or 2. Investigate the possibilities.

OWNERS: Rae Marie Walker, Lynn R. Stanley, Cheryl R. Stanley, Lee M. Stanley, Formerly the Charles and Elaine Stanley Homestead



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 Schrader Auction Company at 800-451-2709.



SOIL TYPES

Code	Soil Name
MvB2	Morley loam
So	Sloan loam
MvC2	Morley loam
BmA	Blount silt loam
OmB	Ormas loamy fine sand
BmB2	Blount silt loam
Pw	Pewamo silty clay loam
Re	Rensselaer loam
Ho	Homer loam

AUCTION MANAGER: Arden Schrader, 260-229-2442

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