







TRACT 2



TRACT 4



TRACT 5



TRACT 6



TRACT 1



TRACT 2



TRACT 4



TRACT 5



TRACT 6



TRACTS 6 &amp; 7

# 143<sup>±</sup> acres AUCTION

WEDNESDAY, MARCH 14 • 6 PM

WHITLEY COUNTY, IN  
ETNA TROY TOWNSHIP

## INSPECTION DATES:

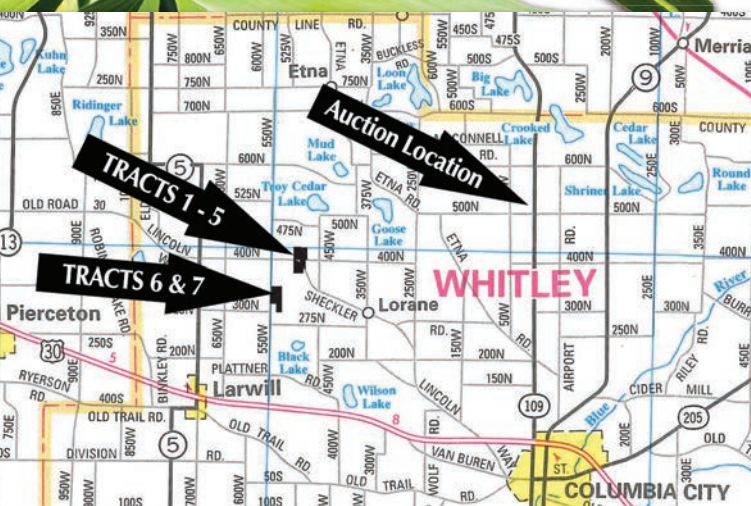
Thursday, February 8 • 4-6 PM  
Saturday, February 24 • 9-11 AM  
Saturday, March 3 • 9-11 AM  
Meet at Tract 1

## AUCTION LOCATION:

Northern Heights Elementary School, 5209 N. State Rd. 109, Columbia City, IN.

## PROPERTY LOCATION:

5.5 miles west of the intersection of Lincoln Way and US Hwy 30 on both sides of Lincoln Way. Tracts 6 & 7 are located on County Road 550 W, 1/2 mile south of Lincoln Way.



## TRACT DESCRIPTIONS:

**TRACT #1:** 2.5 acres with custom built 1-story 1532 sq. ft. ranch home with vinyl siding & metal roof. This home features 3 bedrooms, kitchen, 1-1/2 baths, dining/living room combination, hardwood floors, full basement plus an attached garage. Other improvements include 1530 sq. ft. barn with 1020 sq. ft. lean to, 1800 sq. ft. open sided building + drive-through corn crib. **4960 W 400 N, Columbia City, IN.**

**TRACT #2:** 35 acres of productive tillable farmland. This tract is all tillable except road frontage on County Road 400 N. Miami Sandy Loam is the predominate soil type on this tract.

**TRACT #3:** 7.5 acres SWING TRACT. This tract must be purchased by joining neighbor or in combination with Tract #2.

**TRACT #4:** 9 acres with frontage on County Road 400 W and Lincoln Way Road. Investigate the possibility of this tract as a possible future rural estate building site.

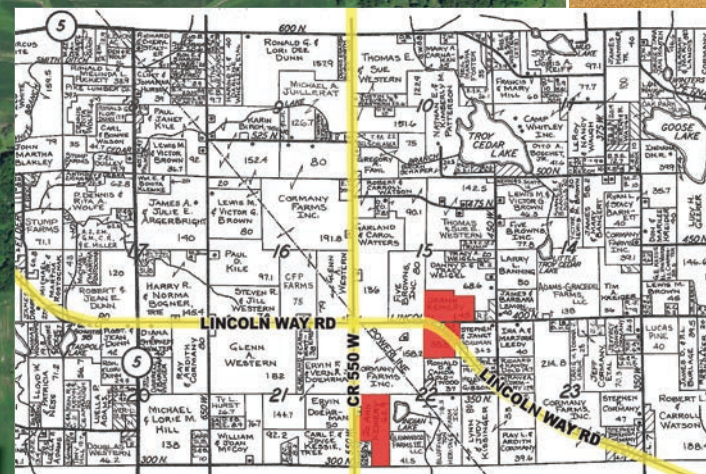
**TRACT #5:** 26 acres with approximately 18 acres of productive tillable land. Easy access from Lincoln Way Rd. The two predominate soil types are Miami Sandy Loam and Merrill Loam on the 18 acres of productive tillable land. The balance of the acreage is mixed hardwood trees.

**TRACT #6:** 34.5 acres of productive tillable farmland. The 3 predominate soil types on this tract are Miami Clay Loam, Riddles Sandy Loam, and Brookston Loam. Easy access from County Road 550 West.

**TRACT #7:** 28 acres with approximately 18 acres of tillable farmland and approximately 10 acres of woodland. Investigate the potential of this tract as a hunting recreational tract and also as a secluded building site. This tract has multiple uses be prepared to bid your price. Combine tracts 6 and 7 for 50 acres of productive tillable farmland.



TRACT 1



CONTACT AUCTION  
COMPANY FOR DETAILED  
INFORMATION BOOKLET

**ONLINE BIDDING AVAILABLE** - You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

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