

# Betty Straley Estate Auction

Monday, December 10 • 6pm | Held at St. Patrick's Catholic Church, in Arcola

Personal Property  
Auction on Saturday,  
November 17 at 10am!  
Held on site!



## Auction Manager:

Jerry Ehle

AC63001504, AU19300123

DECEMBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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16	17	18	19	20	21	22
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Corporate Headquarters:

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[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)

# Betty Straley Estate Auction

Monday, December 10 • 6pm | Allen County, IN

- NW Allen Farmland & Home
- Rolling Estate Size Building Sites
- Tillable, Productive Farmland
- Ranch Home on 2.5± Acres w/ Barns & Outbuildings • City Sewer Available

90.5±  
ACRES IN 5 TRACTS

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# Betty Straley Estate Auction

Monday, December 10 • 6pm | Held at St. Patrick's Catholic Church, in Arcola

**OPEN HOUSE DATES:** Sunday, November 11 • 1-3pm & Tuesday, November 20 • 4-6pm or call office for private showing!

*There is Fort Wayne Sewer along the frontage of this entire property!*

**TRACT 1:** This home site boasts a spectacular view overlooking hundreds of acres and surrounding farms. A well maintained, 2 bedroom, 1 bath ranch on 2.5± acres with a barn and outbuildings! This home was built in 1975. The kitchen has an eat-in area with electric range and dishwasher. The large living room has beautiful wood case windows which provide a wide view overlooking the farm. There are two bedrooms, each with double 6 panel door closets. There is one bath and a utility room. The home is heated by electric heat pump and has central air. The outbuildings include a grainery, with corn cribs, small poultry barns, a garden shed, an open end storage barn, and small sheds. This tract has approximately 350 feet of road frontage!

**TRACT 2:** 18± ACRES of mostly tillable land. There is approximately 500 feet of road frontage along this tract. It has a higher elevation point in the front and slopes back to the back for a scenic view of the back of the farm. The soils are mostly Glynwood silt loam and Pewamo silty clay mixed with Morley silt loam and some Washtenaw silt loam. There is approximately 1.5± acres of wooded area along the southeast edge.

**TRACT 3:** 26± ACRES of mostly tillable land. This also has a higher elevation on the front and slopes down to the back. There is approximately 800 feet of road frontage along this tract. The soils are mostly Haskins loam with some Pewamo silty clay.

*Combine tracts 1, 2, & 3 for a gorgeous, scenic home site with nearly 47± acres!*

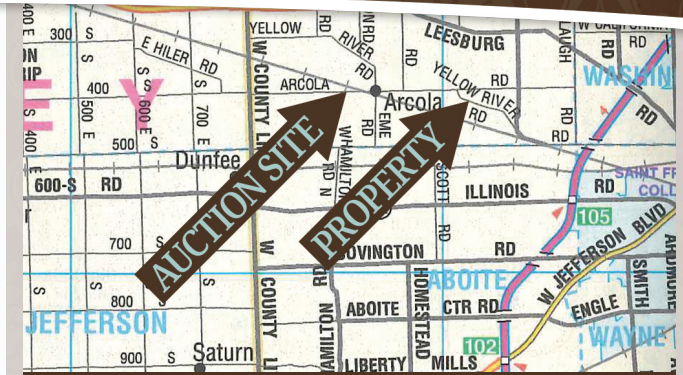
**TRACT 4:** 24± ACRES of mostly tillable land. This tract has nearly 1,000 feet of road frontage. It has the old barn site along the road, and offers one of the best vista view home sites around. This tract offers a potential lake site with approximately 5± acres of flood plain at the northwest corner. The soils are a combination of Glynwood on the top side and slopes down to Pewamo silty clay loam and then Houghton muck along the Seegar Branch drain.

**TRACT 5:** 20± ACRES of mostly tillable land. This tract has approximately 600 feet of road frontage. It has a high elevation along the road and slopes down to the Seegar Branch drain. The soils are a mix of Glynwood silt loam and Pewamo and Haskins and Rawson loam.

*Combine tracts 4 & 5 for a gorgeous estate site with views overlooking the area farms!!*

**SELLER:** Betty Straley Estate | **AUCTION MANAGER:** Jerry Ehle

**PLEASE GO TO OUR WEBSITE TO VIEW THE TERMS & CONDITIONS FOR THIS AUCTION.**



**PROPERTY LOCATION:** 8909 Yellow River Road, Fort Wayne • Located just minutes from Arcola, between Bass Rd & Arcola Rd

**AUCTION LOCATION:** St. Patrick's Catholic Church, in Arcola • 12305 Arcola Rd, Fort Wayne

