

MAGNIFICENT DOTY ROAD HOME

FOR SALE



Broker: Dennis Bennett AARE, CES, MPPA • Phone: (260) 433-2159



800-451-2709
schraderauction.com

17348 DOTY
ROAD
NEW HAVEN, IN

13 ACRES
WITH AN 18' x 36'
SHOP



*Listing Price: \$619,900.00 with 10 acres, or
\$649,900.00 with all 13 acres.*

MAGNIFICENT DOTY ROAD HOME

REAL ESTATE

FOR SALE

Property Location: 17348 Doty Road, New Haven, IN.

From the Jct. of SR 37 and I-469, travel northeast 1 mile on Hwy #37, then east approx. 3-1/2 miles to the property. Property is on Doty Road when you turn East off of State Road 37.

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PROPERTY OVERVIEW:

This 13± acre property is located at 17348 Doty Road in Milan Township of Allen County, Indiana; Just east of Milan center and just minutes from State Highway 37 and I-469. This quiet and serene location is in the heart of an Amish farming community. The soils are mostly Nappanee silty clay loam and eel silt loam with about 15% being St. Clair clay loam on a 2-6% slope, and about 10% Hoytville silty clay on a 0-1% slope. The home and shop are located on the highest point of elevation with good natural drainage away from improvements. Approx. 3-1/2 acres of woodland is south and southwest of the home with a meandering stream through the woodland. Wildlife are prevalent with deer, squirrels, rabbits and occasionally wild turkeys. The improvements are accessible by a shared drive from Doty Road and a shared drive maintenance agreement is in place and available for your inspection. The property is offered in 2 tracts or in combination. Tract 1 is 10± acres with all improvements. Tract 2 is 3 acres north of the shop building and has 25' legal easement from Doty Road. This could be a potential building site, but no guarantee of approval of a building site by Allen County Planning and Zoning nor septic are expressed or implied.

Broker Participation Available

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