





# AUCTION

## One of a Kind Hunting Property

1± Mi. W of South Whitley  
15± Mi. SE of Warsaw  
25± Mi. W of Fort Wayne

Tuesday, October 24 • 6pm | Whitley County - South Whitley, IN

**Immediate Possession  
for Hunting Available!  
Contact Auction  
Company for Details!**

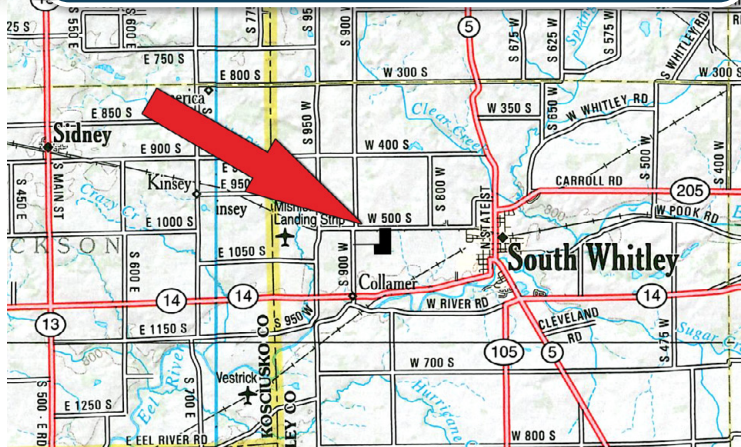
### INSPECTION DATES:

Tue, Oct. 3 from 4-6pm  
Sat, Oct. 14 from 10am-Noon  
Meet a Schrader Representative at the barn



**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 info, call Schrader Auction Co. 800-451-2709



### PROPERTY LOCATION - AUCTION HELD ONSITE:

5233 S 900 W, South Whitley, IN 46787



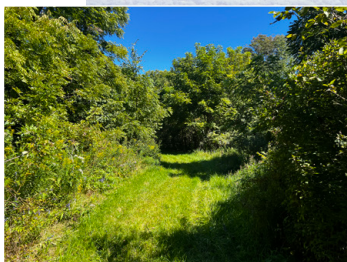
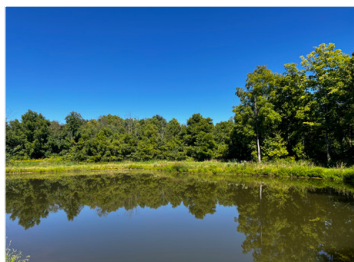
**Equipment Available to Buyer  
of Real Estate! Call Auction  
Manager for Details!**

**43.84± Acre mostly wooded recreational property** with a 30x48 partially finished pole barn & pond. Wooded acres are enrolled in Wildlife Habitat program & offer a one-of-a-kind hunting paradise close to Fort Wayne, Columbia City & Warsaw. Barn area has been set up as a hunt camp but consider the possibilities of a nature retreat or potential building site. Building powered by solar & wind electric with deep cell battery reserve & CHAMPION dual-fuel 3400-watt gas/3060-watt propane backup generator. Well maintained trails allow access throughout the wood while also protecting bedding areas for big game. Multiple alleys & food plots have been designed for the perfect outdoor hunting experience. Access is off 900 W via a long lane - talk about seclusion! 2022 pay 2023 taxes are very reasonable at \$386.52.

**Owner: William F Roebel**

**Sale Managers: Ritter Cox • 260.609.3306**

From Trail Cam on  
the Property



**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

# 43.84± acres

Offered in 1 Tract