

LAND *for* SALE

21.5 ACRES - WHITLEY COUNTY - GREAT HOMESITE POTENTIAL



BEAUTIFUL POTENTIAL BUILDING SITE IN THE COUNTRY THAT OFFERS TILLABLE GROUND AND WOODS. ENJOY THE QUIETNESS OF COUNTRY LIVING WHILE ONLY BEING A SHORT DRIVE FROM FORT WAYNE, COLUMBIA CITY, & CHURUBUSCO!

Directions from Columbia City:

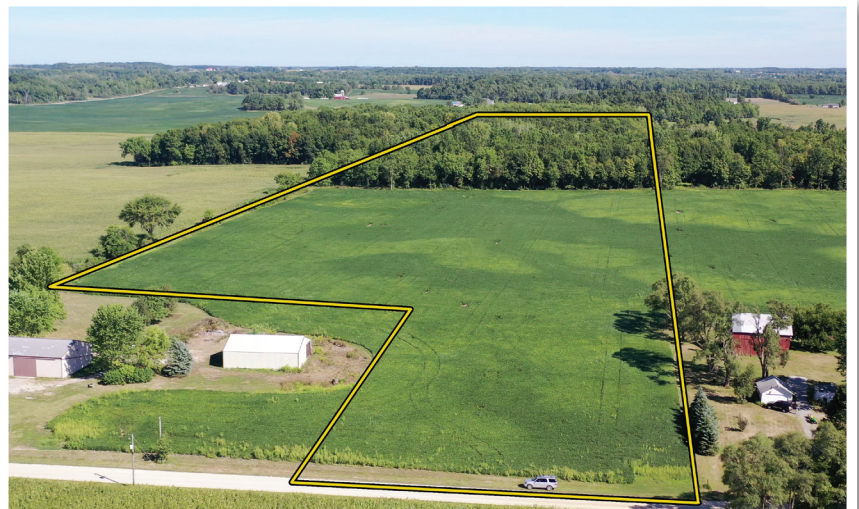
From the intersection of U.S. 30 on SR 9 in Columbia City, head north on State Road 9 for 4 miles to 400 N. Head E for 2.5 miles on 400 N. Property will be on your left.

Directions from Churubusco:

If heading southwest on 205, continue for 4 miles out of Churubusco, then head west on E Johnson Rd. Immediately take a right onto N 550 E then an immediate left onto E Burd Rd. Continue for a mile then turn right onto N 450 E. Continue north for 1.25 miles then turn left onto 400 N. Continue for 1/2 mile and property is on your right.

Property Details:

- **Address:** 4021 E 400 N, Columbia City, IN 46725
- **Tillable Acres:** 15±
- **Wooded Acres:** 6.5±
- **County:** Whitley
- **Total Acres:** 21.5±
- **Zoning:** Agriculture



PRICE (PER ACRE): \$7,437.20

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Freeman • RDS35W

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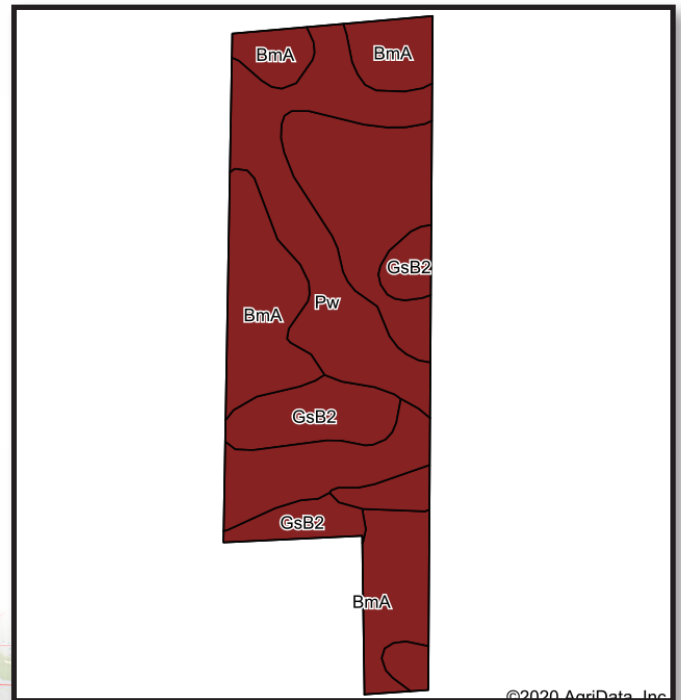
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AERIAL MAP



SOIL MAP & TABLE



Area Symbol: IN183, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	11.36	57.5%	142	9	52
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	5.55	28.1%	157		47
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	2.86	14.5%	128		41
Weighted Average				144.2	5.2	49

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