

NORTHEAST ALLEN COUNTY - MONDAY, JUNE 21 • 6PM

80± Acres

Offered in 4 Tracts & Combinations

- 21± Wooded Acres
- Tillable Land

PREVIEW DATE: Meet a Schrader Rep on Tract 3 on Tue, June 1 & 8 from 4-7pm. Walk-over inspection permitted w/ permission. Call the Auction Manager: 260.410.1996.

PROPERTY LOCATION: 22335 Hurshtown Road Grabill, IN • Located just ¼ mile East off Hwy 101
AUCTION LOCATION: Harlan Christian Community Center • 12616 Spencerville Road Harlan, IN



This farm has very productive soils and is level for farming or home sites! The woods provide some of the best deer and turkey hunting in the area!! This is truly a once in a lifetime opportunity to bid at public auction on such a beautiful property in Northeast Allen County!!

TRACT 1 - 23.5± ACRES: This Tract is on the Western edge of the property and has approximately 385' of road frontage. There are 10± acres of woods to the back with the balance being mostly tillable. There is the CL Hamm ditch with a 75' wide ditch easement between the tillable and wooded acreage. The terrain slopes down to the ditch and rises back up towards the back.

TRACT 2 - 23.5± ACRES: This tract is in the center of the property and has approximately 385' of road frontage. It also has 10± acres of woods to the back with the balance being mostly tillable. The CL Hamm ditch with the 75' easement also divides the tillable and wooded acreage on this tract. The terrain is the same as Tract 1.

TRACT 3 - 23± ACRES: This tract is on the Eastern edge of the property and has approximately 543' of road frontage. This tract's North property line is at the center of the Hamm ditch. This tract is mostly all tillable, except the front edge of the ditch.

TRACT 4 - 10± ACRES SWING TRACT: This tract is a swing tract and can only be bid on in combination with adjacent tract or by an adjacent land owner. It is mostly tillable with the Hamm ditch being the Southern border. The terrain slopes up to the North from the ditch. There is a 12' wide 4 rail i-beam bridge that crosses the ditch. The deck needs to be repaired or replaced. Do not drive vehicles over it.



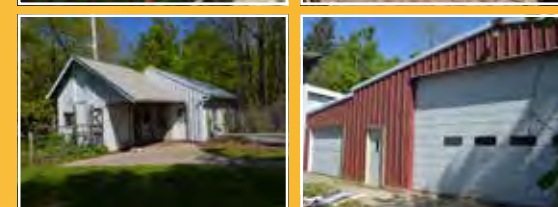
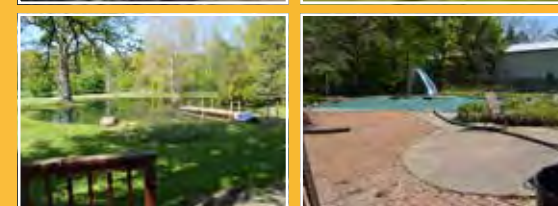
EAST ALLEN COUNTY - THURSDAY, JUNE 24 • 6PM

6.5± Acres

- 4 Bedroom, 3 Bathrooms
- Pool, Pond & Woods
- Outbuildings

OPEN HOUSE DATES: Sat, June 5 from 10am-1pm & Sun, June 6 from 1-3pm or call the Auction Manager for a private showing: 260.410.1996

PROPERTY LOCATION: 16813 Darling Road Woodburn, IN • Located between Thimlar and Roberts Roads
AUCTION LOCATION: This auction will be held onsite!



This is a magnificent opportunity to purchase a property like this at public auction! Location! Private Country Setting! Amenities! Acreage! Buildings! East Allen Schools! Don't miss this one!!

- Large kitchen w/ cathedral ceilings & floor to ceiling windows looking out onto the deck & pond. Abundance of cupboards in kitchen! Entrance doors out to deck!
- Huge great room w/ floor to ceiling brick fireplace & lots of built-ins! There is a sliding door going out to pool area!
- Formal dining room w/ bay window looking out to pool area!
- Huge main bedroom upstairs plus 2 more spacious bedrooms!!
- There is a small bedroom that could be den on the main floor!
- Full basement, partially finished w/ recreation area!
- 2-car attached garage w/ insulated doors & lots of built-in shelves.
- **4 STEEL BUILDINGS:**
 40'x60' pole barn w/ 30'x9' 2 story deck w/ stairs. 20'x12' overhead garage door w/ electric opener. All concrete floor!
- 16'x80' insulated & heated building w/ 15'x14' insulated garage door. 24'x16' second story w/ stairs. All concrete floor!
- 22'x46' barn w/ loft. Half is insulated w/ dividing wall. All concrete floor.
- 15'x22' fire wood & boiler building (2) 9'x8' garage doors. Part concrete floors.
- Small livestock stall building w/ fenced pasture area next to the pond!
- Inground swimming pool w/ diving board, slide, fountain & gazebo
- Stocked pond w/ aerator & a 36'x 4' dock
- City sewer & well water
- Asphalt Drive
- 2 year old heat pump (Heat & CA) w/ electric furnace/Woodmaster 4400 hot water heat boiler w/ fire wood building. Will heat house, hot water & motor home building!
- Mostly wooded acreage behind the house w/some maturing trees! There are some veneer walnuts in the woods and assorted fruit tree orchard.