

WAYNE COUNTY
Fountain City, IN
Franklin Twp.
(3 miles east of the OHIO State Line)

Eastern Indiana land auction

104± acres

OFFERED IN
4 TRACTS

Monday, August 30th • 6 PM

PROPERTY LOCATION: 1727 E. Overman Rd.,
Fountain City, IN.

AUCTION SITE: Williamsburg Community Center,
8441 N. Centerville Rd., Williamsburg IN.

Inspection Times

Tuesday, August 10th • 9 AM - 10 AM

Tuesday, August 17th • 6 PM - 7 PM

Tuesday, August 24th • 9 AM - 10 AM

TRACT DESCRIPTIONS:

Wayne County, Franklin Township, Section 9

TRACT 1: 19± AC with 16± FSA tillable acres with the remainder in woods and wildlife refuge. This parcel is currently in corn and hay production. Add this to your current operation or examine this as a potential building site. Frontage on E. Overman Road.

TRACT 2: 5± AC with farm buildings including a 32'x76'x14' tool shed built in 2006, an 8,000 bushel grain bin with drying floor and stir-rators, and a 2-story livestock barn with established electric service, well and driveway. This is a great setting with open areas, mature pine trees and usable barns. Per county acreage requirements, this could be an acceptable potential building site.

TRACT 3: 12± AC OF WOODS. This is the perfect tract for the hunter, outdoorsman or for your future home in the woods. Currently enrolled in the Indiana Classified Forest Program. Consider combining with Tract 1 and/or 2.

TRACT 4: 68± AC with 47.24± FSA tillable acres and the balance in Classified Forest and Wildlife Refuge. This is a great combination tract with cropland income and wooded recreational uses. Fountain Creek runs through the middle of this tract and creates a picturesque setting.

OWNER: Estate of Phillip D. Brumbaugh, Steven Brumbaugh
Personal Representative

For Information Call Auction Manager: Andy Walther • 765-969-0401

Email: andy@schraderauction.com

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