

WABASH COUNTY, INDIANA

For Sale **18[±]** Acres **WITH HOME & BARN**

WILL DIVIDE INTO 2 TRACTS, LAND MAY SELL SEPARATE FROM THE HOME AND BARN!

- **EXCEPTIONAL RECREATIONAL PROPERTY**
 - FRONTAGE ALONG THE EEL RIVER
 - 1,200 SQ. FT. HOME • 2 BED/3 BATH
- 19,230 SQ. FT. OF BARN SPACE UNDER ROOF

Listing Price: \$199,000



ADDRESS: 9942 N 200 W, NORTH MANCHESTER, IN 46962

DIRECTIONS: From the intersection of SR 13 and SR 114, head west onto SR 114 for 1.5 miles, then turn left and head south on N Ogden Rd. After 1.25 miles continue onto N Main St and take a left onto the gravel road of W Wayne St. The road will turn into N 200 W, follow it for half a mile and the property will be on your right.

PROPERTY DESCRIPTION: The Manchester Veal farm located along the Eel River is a unique opportunity to acquire quality recreational land with several building improvements. The woods create promising hunting opportunities along with the possibilities of kayaking, fishing, camping, etc. along the Eel River. The property boasts 5 non-residential buildings plus a 1,200 sq. ft. home. The expense of what it would take to newly construct the facilities should be enough to interest anyone look for storage and additional under roof uses.



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

Manchester Veal - LS04W

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

800-451-2709
260-244-7606

Listing Agent:
LUKE SCHRADER • 260-229-7089
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AERIAL MAP



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