

# For Sale

## INCREDIBLE SPORTSMAN'S AND CONSERVATION PROPERTY

- 2 LARGE PONDS-GREAT FISHING • 2 HOMESTEAD POSSIBILITIES • BEAUTIFUL WOODED VIEWS AND ROLLING TERRAIN • EXISTING TRAIL SYSTEM THROUGHOUT THE PROPERTY
- OUTSTANDING HUNTING • GREAT VARIATION OF YOUNG AND MATURE TIMBER



# 167.99± Acres

**Listing Price: \$10,000/acre**

**DIRECTIONS:** From Columbia City: At the intersection of US 30 and W Lincolnway, head northwest on W Lincolnway for 2 miles. Then turn left onto W 200 N. The property will be in 2.5 miles.

**FROM LARWILL:** From the intersection of US 30 and SR 5: head east on us 30 for half a mile, then turn left to head north on N 650 W. After half a mile, turn right to head east on Plattner Rd for 2 miles, then turn left to head north on N 450 W. The property will be in half a mile.

**PROPERTY DESCRIPTION:** The Dillon property is one of the most unique finds in northeast Indiana. Committed to wildlife and conservation, Dr. Gary and Ann Dillon placed the property under a conservation easement in 2017. He and his management have been committed to protecting and preserving the woodlands, wetlands, and natural habitats for plants and wildlife. Because of this, there is an abundance of deer, turkey, and waterfowl drawn to the property. The property consists of several variations of hardwood timber and pines, which can be harvested as specified in the conservation easement. The conservation easement also allows for the construction of 2 homes on the property. Come inspect this one-of-a-kind property for yourself!



11± ACRE POND



9± ACRE POND



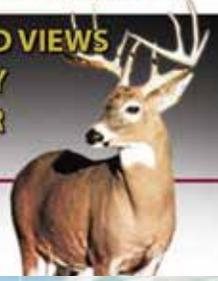
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DILLON • RDS36W

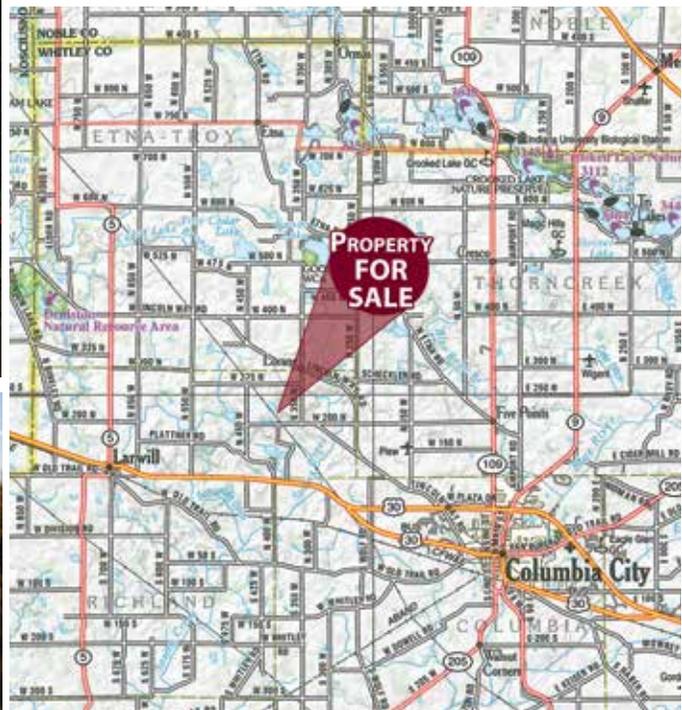
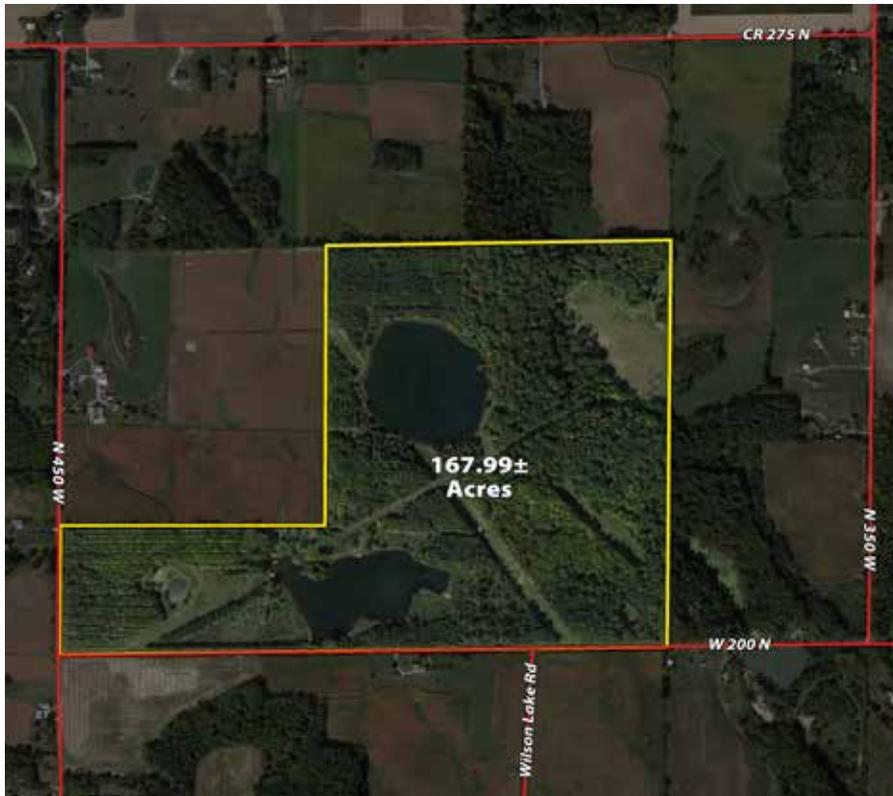
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