

LAND For Sale



CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

LISTING AGENT:
Steven Coil • 260-446-2037
scoil@schraderauction.com
#RB22001310

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ALLEN COUNTY and DEKALB COUNTY, IN

LAND For Sale



PARCEL #1



PARCEL #2



PARCEL #3

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ALLEN COUNTY, IN
Parcel #1
7.79±
acres

ALLEN COUNTY, IN
Parcel #2
8±
acres

DEKALB COUNTY, IN
Parcel #3
14.62±
acres

LAND For Sale

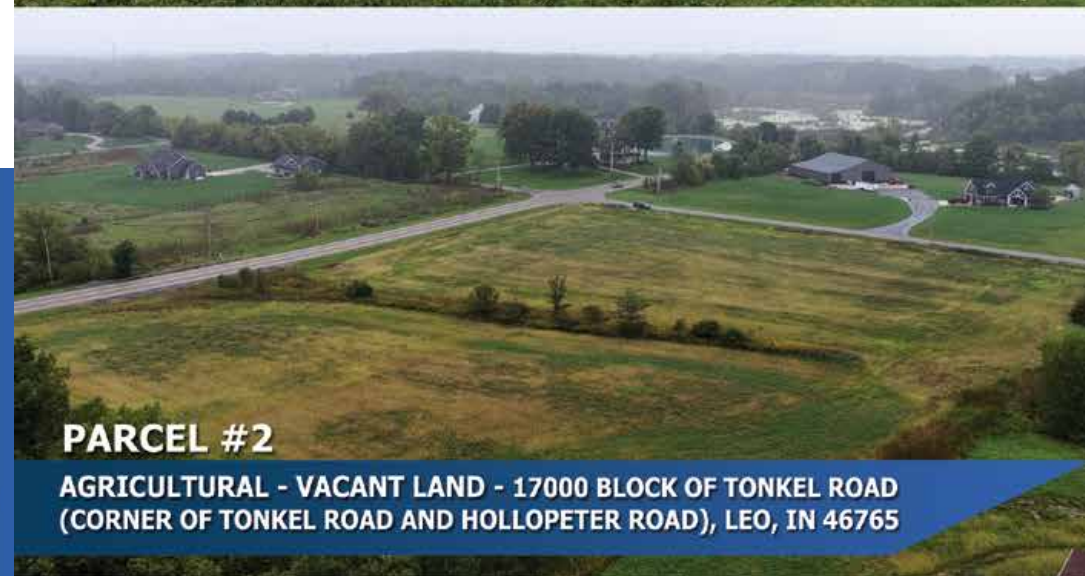


PARCEL #1

VACANT LAND - 12000 BLOCK OF COLDWATER ROAD
(DIRECTLY BESIDE 12008 COLDWATER ROAD), FORT WAYNE, IN 46845

ALLEN COUNTY, IN
Parcel #1

7.79±
acres



PARCEL #2

AGRICULTURAL - VACANT LAND - 17000 BLOCK OF TONKEL ROAD
(CORNER OF TONKEL ROAD AND HOLLOPETER ROAD), LEO, IN 46765

ALLEN COUNTY, IN
Parcel #2

8±
acres



PARCEL #3

AGRICULTURAL - VACANT LAND - 5200 BLOCK OF COUNTY ROAD 427
(BETWEEN COUNTY ROAD 50 AND COUNTY ROAD 52), AUBURN, IN 46706

DEKALB COUNTY, IN
Parcel #3

14.62±
acres

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LAND For Sale

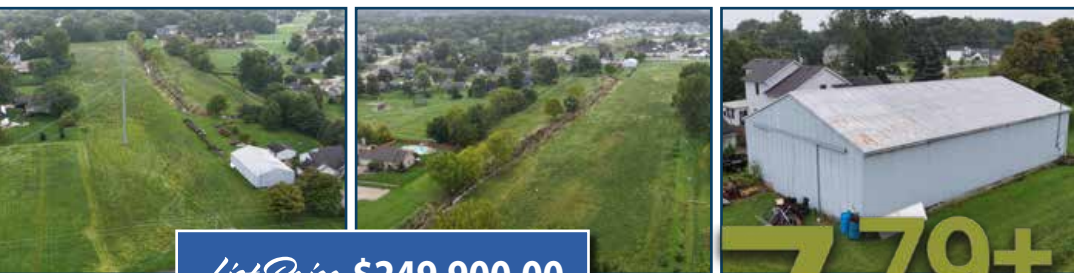
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LISTING AGENT:
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List Price: \$249,900.00

**7.79±
acres**

ALLEN COUNTY, PERRY TOWNSHIP PARCEL #1 - VACANT LAND

**12000 BLOCK OF COLDWATER RD
(Directly Beside 12008 Coldwater Rd), FORT WAYNE, IN 46845**

TAX PARCELS #02-02-27-353-010.000-091 (7.43± A) and #02-02-27-356-001.000-091 (.36± A)

DIRECTIONS: Property is directly beside 12008 Coldwater Rd, which is South of Union Chapel Rd, Fort Wayne, IN 46845.

PROPERTY DESCRIPTION: 7.79± Acres on Bustling Coldwater Rd – Zoned AR (Low-Intensity Residential)

Rare opportunity to acquire approximately 7.79± acres consisting of two tax parcels in a highly visible and increasingly developed area along bustling Coldwater Rd. The property offers excellent Rd frontage and exposure, with newer homes surrounding the site and local shopping, restaurants, and other amenities conveniently located nearby.

The property includes a non-conforming **40' x 64' x 12' pole barn**, providing storage or other permitted uses. An open drainage ditch runs through the property, and electrical power lines cross the site.

Located in **Northwest Allen County Schools** and near **Parkview Hospital**, this property offers convenient access to major amenities and established residential development. Its size, visibility, surrounding growth, and two-parcel configuration make it an interesting opportunity for a variety of potential uses. Subject to applicable zoning, development regulations, easements, and approvals.

HIGHLIGHTS:

1. TWO SEPARATE TAX PARCELS LOCATED WITHIN FORT WAYNE CITY LIMIT
2. SCHOOL DISTRICT = NORTHWEST ALLEN COUNTY SCHOOLS
3. ANNUAL TAXES (INCLUDING DITCH ASSESSMENT) = \$1,588.68
4. LOCATED ON HIGH-TRAFFIC ROAD
5. CITY WATER AND CITY SEWER IS AVAILABLE



List Price: \$327,900.00

**8±
acres**

ALLEN COUNTY, CEDAR CREEK TOWNSHIP PARCEL #2 - AGRICULTURAL - VACANT LAND

**17000 BLOCK OF TONKEL RD
(Corner of Tonkel Rd & Hollopeter Rd), LEO, IN 46765**

TAX PARCEL #02-03-07-300-001.000-042 (8± A)

DIRECTIONS: Property is on the corner of Tonkel Rd and Hollopeter Rd, Leo IN 46765.

PROPERTY DESCRIPTION: 8± Acres in Northern Allen County – Development & Farm Income Opportunity – Zoned A1 (Agricultural)

Discover the potential of this exceptional 8± acre parcel located in a highly desirable area between the tourist town of Auburn and Fort Wayne. Surrounded by newer homes, this property offers an excellent opportunity for residential development, investment, or building your own private estate.

City sewer is available on Hollopeter Rd, providing a valuable infrastructure advantage for future development. A private well will be required. An open ditch runs through the property and provides a natural feature across the land.

The property also offers the potential for **farm income**, providing an opportunity to generate agricultural income while considering future development or land-use options.

With its generous acreage, desirable surroundings, newer homes, available city sewer, potential farm income, and convenient location between Auburn and Fort Wayne, this property presents a unique opportunity in an area where larger parcels are becoming increasingly difficult to find. Subject to applicable zoning, development regulations, easements, and approvals.

HIGHLIGHTS:

1. DIVISIBLE LAND
2. SCHOOL DISTRICT = EAST ALLEN COUNTY SCHOOLS
3. ANNUAL TAXES (INCLUDING DITCH ASSESSMENT) = \$194.88
4. 7.07± CROPLAND ACRES PER USDA FORM FSA-156EZ
5. CITY SEWER IS AVAILABLE ON HOLLOPETER Rd
6. PRIVATE WELL WILL BE REQUIRED
7. FARMING RIGHTS CONVEY ON 1/1/27.



List Price: \$394,900.00

**14.62±
acres**

DEKALB COUNTY, JACKSON TOWNSHIP PARCEL #3 - AGRICULTURAL - VACANT LAND

**5200 BLOCK OF COUNTY RD 427
(Between County Rd 50 and County Rd 52), AUBURN, IN 46706**

TAX PARCEL #17-10-06-451-001.000-009 (14.62± A)

DIRECTIONS: Property is between County Rd 50 and County Rd 52 on County Rd 427, Auburn, IN 46706.

PROPERTY DESCRIPTION: 14.62± Acres of Divisible Land with Multiple Income Streams – Zoned R1 (Residential)

Opportunity awaits on approximately **14.62± acres of versatile, divisible land** in Auburn, IN. This property offers a unique combination of **existing income, potential future development, and a quiet small-town setting**, making it an attractive opportunity for investors, developers, or buyers looking for land with income-producing potential.

The property currently provides **two income streams: existing billboard income and farm income**. The billboard offers advertising revenue, while the acreage provides additional income through agricultural use. This combination allows the property to generate income today while offering potential for future development or subdivision.

City water and city sewer is available across the street, providing potential access to municipal utilities for future development, subject to verification and approval by the appropriate utility providers and local authorities.

Located in **Auburn, IN**, a quiet community with a strong tourism presence and convenient access to local amenities, shopping, dining, major Rdways, and area attractions, this property offers both a peaceful setting and excellent accessibility. Subject to applicable zoning, development regulations, easements, and approvals.

HIGHLIGHTS:

1. DIVISIBLE LAND LOCATED WITHIN AUBURN CITY LIMITS
2. SCHOOL DISTRICT = DEKALB COUNTY CENTRAL UNITED
3. ANNUAL TAXES (INCLUDING DITCH ASSESSMENT) = \$371.64
4. 13.37± CROPLAND ACRES PER USDA FORM FSA-156EZ
5. CITY WATER AND CITY SEWER IS AVAILABLE ACROSS THE STREET

