LAND FOR SALE

DEKALB COUNTY, INDIANA
WILMINGTON TOWNSHIP

5.48± ACRES

LIST PRICE:
$110,000.00

PARCEL #1 – RECREATIONAL VACANT LAND
COUNTY ROAD 59, BUTLER, IN 46721
(DIRECTLY ACROSS ROAD FROM AIR PRODUCTS AND CHEMICALS)

STATE ID #17-07-34-100-006.000-026 AND PARCEL ID #15-07-34-100-006 (5.48± A)

- I2 LOW-INTENSITY INDUSTRIAL DISTRICT
- WOODED SETTING

DIRECTIONS: PROPERTY IS DIRECTLY ACROSS ROAD FROM AIR PRODUCTS AND CHEMICALS ON CR 59, BETWEEN STATE ROAD 8 AND CR 44, BUTLER, IN 46721.



















Positioned directly across the road from Air Products and Chemicals and minutes from Steel Dynamics, this 5.48± acre tract offers a hard-to-find combination of **Low-Intensity Industrial (I2) District zoning, County Road 59 access, and a mostly wooded setting.** Located in a strong DeKalb County industrial corridor with convenient access to SR 8, Auburn, I-69, and the Ohio state line, this property offers flexibility for an owner-user, or recreational investor looking for wildlife viewing and/or hunting opportunity.

Located just south of Butler and north of SR 8, the property is situated along County Road 59 in Wilmington Township. 50 feet of road frontage provides access, while the mostly wooded acreage offers natural screening and privacy. The property also borders an **active Norfolk Southern rail line**, adding another notable feature to its location.

If you are looking for an established and active area of DeKalb County with I2 zoning, an investment opportunity, or a unique wooded tract with potential, this property deserves consideration.



ANNUAL PROPERTY TAXES: $574.52
(BASED ON ACTUAL TAX BILL)
SCHOOL DISTRICT: DEKALB COUNTY
EASTERN COMMUNITY SCHOOL DISTRICT

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.
STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

DERICKSON - SC05D

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Steven Coil • 260-446-2037
scoil@schraderauction.com
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