



PARCEL DESC. Pasture, Undeveloped, Tillable, 15+

TYPE USE Agriculture
ACRES 21.8220
RESTRICTIONS None

SELLING PRICE
CLOSING DATE

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AREA Whitley County
SUBDIVISION None
TOWNSHIP Cleveland

WOODED ACRES
TILLABLE ACRES 20.00
PASTURE ACRES
TIMBER ACRES

WATERFRONT No

WATER FRONTAGE

LAKE TYPE

SURVEY No

SOIL TEST No

ASSOCIATION DUES \$

ASSOCIATION DUES FREQUENCY Not

WATER UTILITY None

SEWER TYPE None

FUEL TYPE None

ELECTRICITY TYPE None

LEGAL DESCRIPTION

LOT DIMENSIONS TBD

FLOOD PLAIN No

ELEMENTARY Little Turtle

MIDDLE Indian Springs

HIGH Columbia City

PARCEL # 92-07-25-000-413.000-001

ASSESSED VALUE

ANNUAL TAXES \$592.86

WATER FEATURES None

DOCUMENTS AVAILABLE Aerial Photo, Legal Description, Zoning

PROPOSED FINANCING Cash, Conventional

LOCATION Rural

Remarks ***Seller of this property is moving and will be offering at public auction the Real Estate and 29.5 Acres in 3 Tracts, Sold in Combination or as a whole, on Tuesday, May 26 @ 6:00 pm. There will be One Open house date to view the property on Wednesday, May 13 (5-6). *** THIS IS TRACT 3: Open Tillable Land with some fencing on 20 +/- Acres..... TRACT 2: Is a "swing" Tract with 4 +/- Acres which Must be sold with either Tract 1 or 3..... TRACT 1: This Amish Horse / Hobby Farm sits on 5 +/- Acres with 4 Beds / 2 Partial Baths on a Partial Unfinished Basement and Crawl Space. There is (1) Utility Shed and (7) Out Buildings which include; a 30 x 72 Quonset Horse Barn with (7) Horse Stalls & (6) Box Stalls; a 28 x 53 Small Animal Barn, a 65 x 103 Pole Building, a 30 x 50 Large Animal Barn, a 30 x 133 Outbuilding, a 26 x 46 Storage Building and an 8 x 10 Utility Shed..... There is also a Beautiful 36 x 58 Detached Garage with apartment above which includes 28x20 Living rm, 20x14 Kitchen, 2 Beds 17x9 and 12x10, and Bath w/tub & sink. The Seller will install new septic prior to closing..... ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding....

Directions to Property From Columbia City take HWY 205 South for 4 miles, then turn right onto W 350 S for half mile, then right again onto County Rd S 300 W for half mile, then turn left onto County Rd 300 S, then at corner turn left onto S 500 W, Destination on your left.

-----Information Herein Deemed Reliable but Not Guaranteed-----