

215[±] Acres

OFFERED IN 7 TRACTS
OR COMBINATIONS

AUCTION

Tuesday, November 29th @ 6:00pm

East Allen County Land



AUCTION LOCATION: Held at the Woodburn Community Center, 22651 Main Street, Woodburn, IN 46797

TRACT LOCATIONS & DESCRIPTIONS:

TRACT 1: 80± ACRE LEVEL, ALL TILLABLE FIELD

LOCATED IN MAUMEE TOWNSHIP, AT THE 25,000 BLOCK OF SLUSHER ROAD, BETWEEN GUSTIN AND STATE LINE ROAD. THIS TRACT IS JUST 2.5 MILES FROM WOODBURN AND 2 MILES FROM EDGERTON GRAIN-AG PLUS.

The soils are all Hoytville silty clay. There is over 1300 feet of road frontage along Slusher Road. This is a prime piece of tillable farmland in eastern Allen County!!



TRACT 2: 39.24± MOSTLY ALL TILLABLE ACRES

LOCATED IN JACKSON TOWNSHIP, AT THE 25,000 BLOCK OF EDGERTON ROAD, JUST WEST OF STATE LINE ROAD.

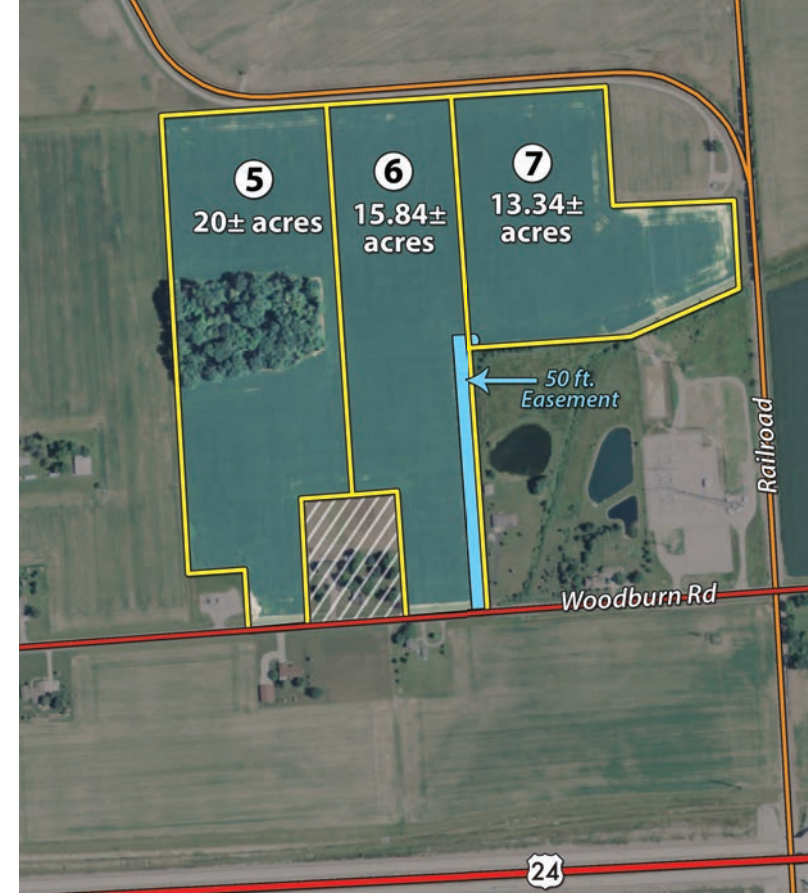
The soils are all Hoytville silty clay. There is a wetland area of approximately 1.75 acres included on the west edge of this tract. There is approximately 1150 feet of road frontage along Edgerton Road.

TRACT 3: 34.35± ALL TILLABLE ACRES

LOCATED ADJACENT TO TRACT 2 IN JACKSON TOWNSHIP.

The soils are also all Hoytville silty clay. There is over 1,000 feet of road frontage along Edgerton Road, and over 1300 feet of frontage along the State Line Ditch.

Combine Tracts 2 & 3 for nearly 73.6 acres of very productive farm land!



TRACT 4: 12.37± ALL TILLABLE ACRES

THIS TRACT IS LOCATED ACROSS THE ROAD FROM TRACTS 2 & 3.

The soils are also all Hoytville silty clay. There is nearly 450 feet of road frontage along Edgerton Road and over 1300 feet of frontage along Everson Road. The south edge of this tract borders Edgerton Grain – Ag Plus.

TRACTS 5 - 7 ARE LOCATED IN MILAN TOWNSHIP AT THE 18,000 BLOCK OF WOODBURN ROAD, 1 ½ MILES WEST OF WOODBURN.

TRACT 5: 20± ACRES OF MOSTLY TILLABLE WITH APPROXIMATELY 4 ACRES OF WOODS.

The soils are mostly Hoytville silty clay with a band of Nappanee silty clay across the front. The woods has some mature trees and offers some great deer hunting opportunities. This tract would be a great potential building site with a woods backdrop and recreation or food plot area behind. There is approximately 200 feet of road frontage along Woodburn Road on this tract.

TRACT 6: 15.84± ACRES OF ALL TILLABLE LAND.

The soils are Mostly Hoytville silty clay in the back and some Nappanee silty clay in the front. There is approximately 280 feet of road frontage along Woodburn Road. Again, this tract lends itself to a great potential building or mini farm site. This tract would be subject to a 50 foot roadway easement back to Tract 7.

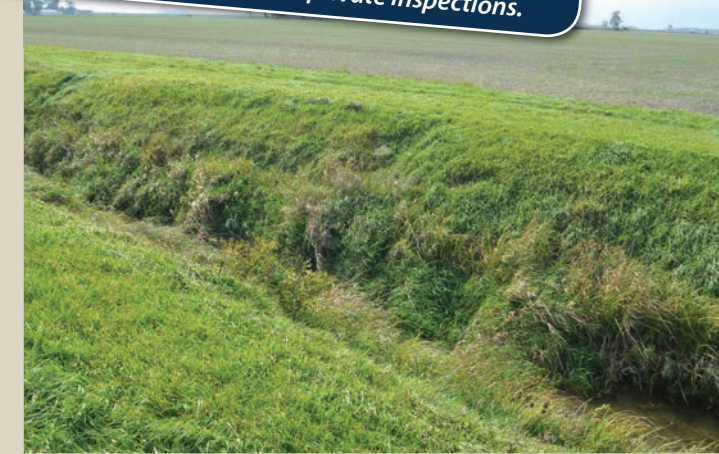
TRACT 7: 13.34± ACRES OF ALL TILLABLE LAND.

The soils are a combination of Hoytville, Nappanee, and St. Clair silty loams. This tract sits behind an adjacent property with no road frontage. The access to this property would be via a 50 foot roadway easement over the eastern edge of Tract 6.

Combine Tracts 5 - 7 for a nearly 50 acre farm!



INSPECTION DATE:
Wednesday, November 9 • 4-6:00 PM
Meet a Schrader Representative at Tract 5 or Call the Sale Manager for private inspections.



SELLER: CATHY R. WOLF
AUCTIONEER: JERRY EHLE • 260-749-0445

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