

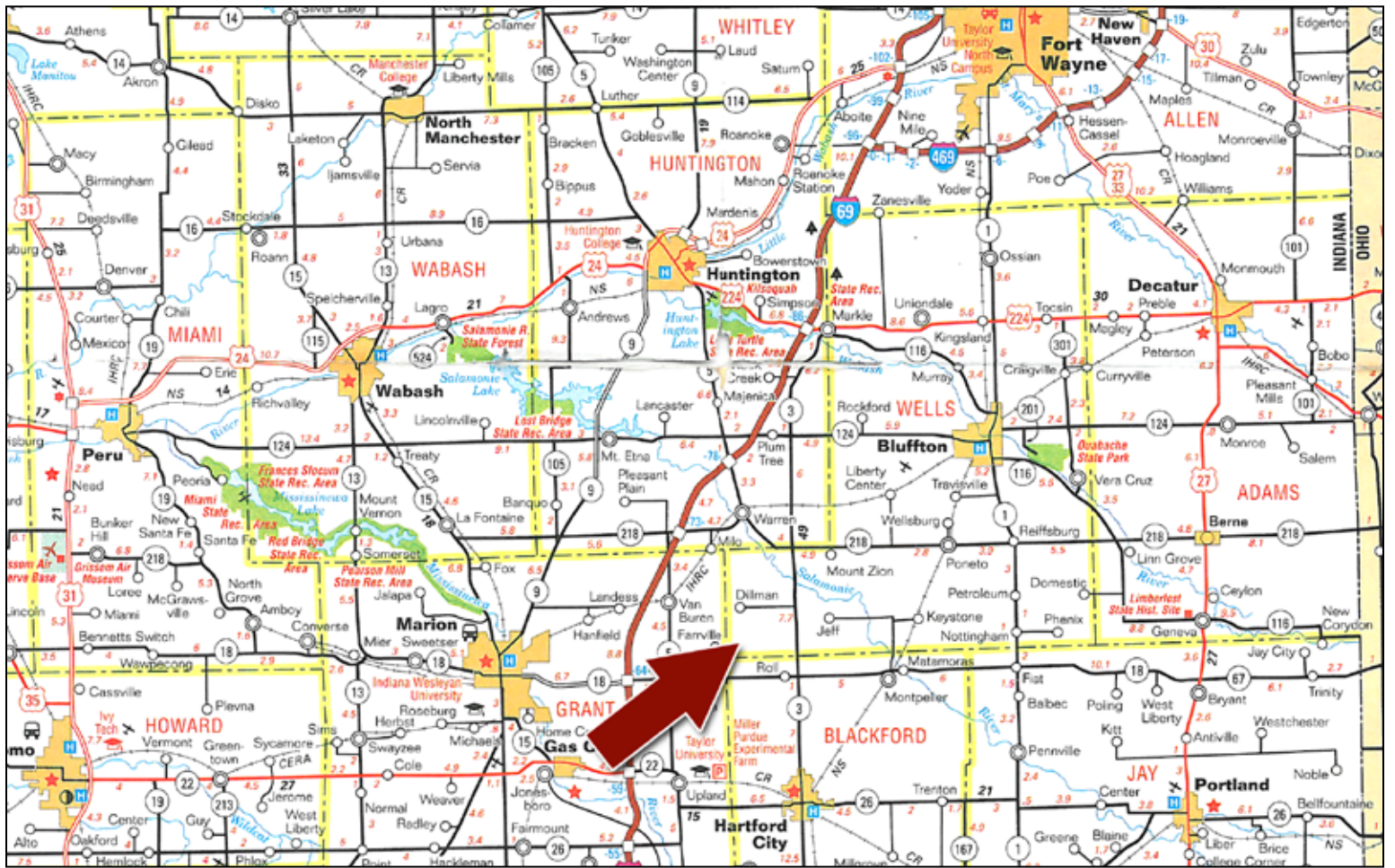


Early Wean Swine Facility

\$195,000

- Immediate Possession
- 7.25 Acres
- 24,000 SF of Improvements
- 1 Million Gallon Lagoon
- Deeded Manure Spreading Rights
- 105 Farrowing Crates
- Could be Converted to Finishing Facility
- 4 Bedroom House with Detached Garage
- Current IDEM Permit





Schrader Real Estate & Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709
HOME INFORMATION

Address/Directions 11923 S 1000 W - 90, Hartford City, IN 47348

From the junction of SR 18 & SR 5 go 6 miles to County Road 200 W, go north 1 mile to property.

Price: \$195,000
Terms: Cash Contract _____
Mortgage Balance _____
Reason for Selling _____
Age 1900 Condition _____
Lot Size 7.25 Acres Lot # _____
Type Property Hog Facility
Construction Wood
Assessed Value:
Land \$29,000 Buildings \$250,800
Tax Rate 1.1094 Adjustment _____
Annual Taxes 2008/2009 - \$3,081.32
Type of Heat Gas & Electric
Age 1900 Avg. Elec. Cost _____
High School Southern Wells
Middle School Southern Wells
Grade School Southern Wells Bus _____
Size Well _____ Septic Yes
Tub Yes Shower _____
Fireplace in _____
Insulation _____ Wall _____ Attic _____
Storm Door _____
Storm Window _____
Siding Aluminum
Windows Vinyl Replacement
Roof Asphalt Shingle
Walls Drywall Floors Wood in bedrooms
Type Cabinets Wood
Range Yes Oven No Refrig No
Dishwasher No Disposal No
Water Softener No

Rooms:	1st	2nd
Living Room	13'x15'	
Dining Room	14'x15'	
Kitchen	12'x14'	
Bath	6'x9'	
Family Room		
Bedroom	12'x15'	
Bedroom		16'x15'
Bedroom		13'x15'
Bedroom		13'x15'
Den	8'x17'	
Utility	8'x14'	
Basement Size	512 sq. ft.	
Square Foot Living Area	2,158 sq. ft.	
Slab	Crawl Partial	
Garage	Att.	Det. 26'x30'
Air Conditioning	No	
LP Tank	Rental	Owned
Carpeting	Throughout except kitchen and bedrooms.	
Draperies	_____	
Porch	No	Patio _____
Deck	No	
Plumbing	_____	
Wiring	_____	
Water Heater	Electric	Size _____
Possession	At Closing	
Remarks	_____	

Listing Realtor:
Schrader Real Estate, Inc.
Phone: 800-451-2709

Listing Agent:
Al Pfister
Phone: 260-760-8922 (cell)