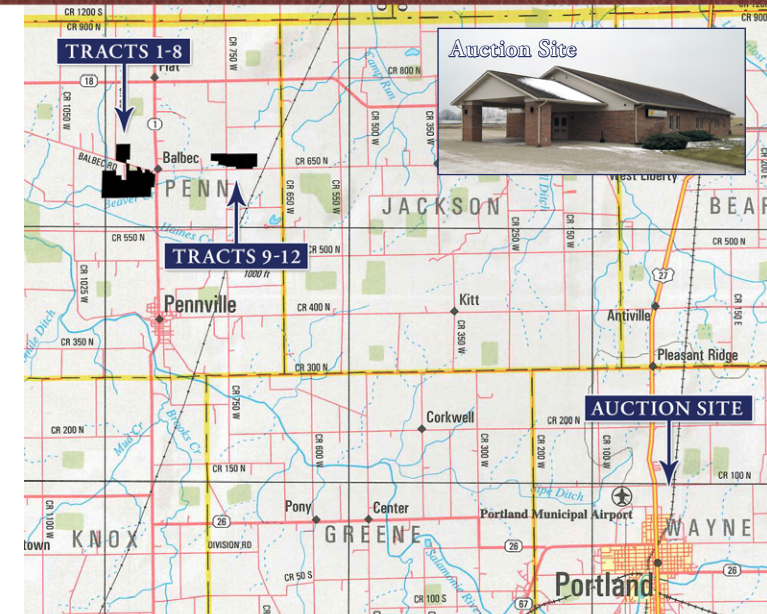


Hanlin Farms REAL ESTATE AUCTION

Jay County, Indiana

Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN

447± Acres
Offered in 12 Tracts & Combinations

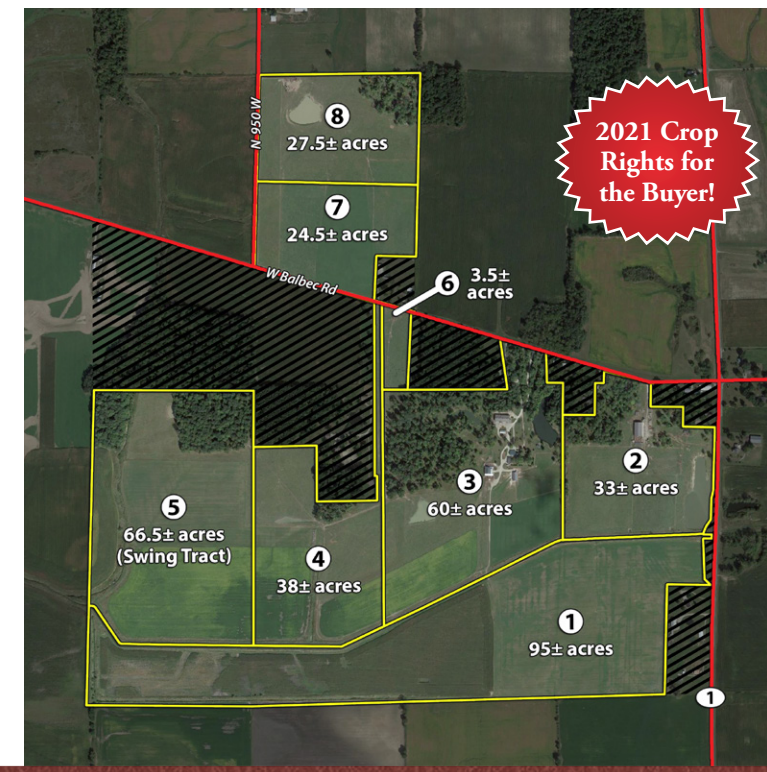


• EC Indiana • Just 30 Minutes from Fort Wayne, IN • Pastures & Fencing, Perfect for Livestock, Horses or Other Animals • Mostly Tillable w/Rolling Land and Woods • Mostly Pattern Tiled • Beautiful Potential Building Sites • Plenty of Road Frontage

These tracts have great savings for anyone that wants or has livestock, horses, or other animals as these tracts are already fenced, have water & electric on many. The tracts are mostly tillable & have potential as a building site for your new home.

TRACT 1: 95± ACRES All tillable w/irrigation & lift station. Tract has road access onto SR 1 & is mostly pattern tiled.
TRACT 2: 33± ACRES Includes 60'x120' 3-sided cattle barn, waterers, concrete lot, electric, w/fence, well, & livestock chute. Potential building site.
TRACT 3: 60± ACRES Beautiful tract consisting of a 2,214 sq. ft., 3-story brick home w/a 2½ attached garage, 2 ponds & 1 pavilion. Home has 4 bedrooms, 1½ baths, hot water heat & crawl space. Also included is a 34'x60' heated show barn w/10' ceilings, 4 waterers & overhead door, a 42'x62' bank barn, 26'x40' office garage w/overhead doors, 14'x14' red garden shed, 24'x40' heated hobby workshop, 54'x72'x14' high for hay storage & workshop w/sliding doors & overhead door. Tract is mostly pattern tiled. Bidding on this tract must be on an individual basis & cannot be combined w/other auction tracts.
TRACT 4: 38± ACRES very secluded w/ an estimated 100' of road frontage on Balbec Rd & a lane that goes back approx. 900'. Presently, this tract is a pasture field. Great land for pasture. Tract is mostly pattern tiled.
TRACT 5: 66.5± ACRES (SWING TRACT) can only be purchased by an adjoining property owner or combination of property that has road frontage. Tract also includes a lift station & is mostly pattern tiled.
TRACT 6: 3.5± ACRES w/approx. 255' of frontage on Balbec Rd. This Tract is level & a potential building site.
TRACT 7: 24.5± ACRES w/an estimated 1060' of frontage on Balbec Rd & 720' of frontage on a gravel road. This is a rolling parcel that is fenced & seeded to alfalfa. Potential building site. Tract is mostly pattern tiled.
TRACT 8: 27.5± ACRES w/road frontage & some roll. This is a pasture field presently w/a corral & chute, fence, pond, electric, well & some woods. Potential building site. Tract has a fair amount of drainage tile installed.

Auction Location: Lions Club Civic Center • 307 E 100 N Portland, IN 47371
Property Location: 9089 W Balbec Rd Pennville, IN 47369 • From SR #1 go East on W Balbec Rd & West on 650 N in Jay County to properties.



Inspection Dates:
 Sat, Feb. 13 from 10am-1pm & Mon, Feb. 22 from 1-3pm, Meet a Schrader Representative at Tract 3.



TRACT 9: 25± ACRES w/about 1,055 of road frontage. Rolling pasture field w/fence. Parcel has electric, corral, well, cow & calf shed. Potential building site.
TRACT 10: 21± ACRES w/an estimated 1,085' of road frontage. This parcel has some woods & a fence. Potential building site.
TRACT 11: 26.5± ACRES w/approx. 860' blacktop road frontage. This parcel is presently a nice rolling pasture field & has a small wooded area. Potential building site.
TRACT 12: 26.5± ACRES w/about 550' of blacktop road frontage. This tract has rolling land w/a fence, pasture field, livestock chute, corral, well & electric. Potential building site.

Zoning: Agriculture/Residential **School District:** High School - Jay County Jr./Sr. School & Elementary - Bloomfield



Note: Per the Jay County Health Department, please adhere to the following COVID-19 guidelines: 1) Do not attend if sick or not feeling well. 2) Wear a mask. 3) Practice social distancing. Hand sanitizer & masks will be available at the auction site. You may also bid online.



SCHRADER Real Estate and Auction Company, Inc. 800.451.2709 www.SchraderAuction.com

Owner: Estate of John Hanlin
Auction Managers: Roger Diehm • 260.318.2770, Mark Smithson • 765.744.1846 & Dean Rummel • 260.343.8511

ONLINE BIDDING AVAILABLE You may bid online during the auction at www.SchraderAuction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

