

DIVERSE LAND OFFERING: HOMESITES/RECREATIONAL/TILLABLE

TRACTS 1-6

158[±] ACRES

FOR SALE

Fountain County, IN - W SR 32, Covington, IN

Offered in **8 Separate Lots**

- Beautiful, Secluded Settings
- Incredible Hunting
- Building Site Potential
- Quality Soils



TRACTS 2, 5 & 6

 **SCHRADER**
Real Estate and Auction Company, Inc.

800-451-2709 • SchraderAuction.com

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PROPERTY DESCRIPTION: The Kerkhoff property is an incredible offering containing 8 diverse tracts in Fountain County. The property allows prospective buyers to place offers on a variety of land types. If you are a hunter, there are several smaller wooded/tillable mix tracts that create for tremendous wildlife habitat. For the homesite prospect, there are several small acreage lots to choose from that have great topographic layout and settings. And finally for the operator, there is a large 63± acre tract that is nearly 100% tillable and contains high indexing Yeddo silt loam and Birkbeck silt loam soils.

Offered in 8 Separate Lots

Offers can be placed on any tract individually or in combination!

Tract 1: 25.5± acres containing a quality mix of cropland and hardwood timber. **A must see for hunters or large homestead builders!** This is a hard to find size property for its layout! The open cropland borders SR 32 for ease of access and timber sits on the back south end of the tract allowing for seclusion. **Price: \$17,500/acre**

Tract 2: 63± acres of quality cropland comprised majority of Yeddo silt loam (167 WAPI) and Birkbeck silt loam (156 WAPI) soils. The proposed property lines make this tract nearly 100% tillable. **Price: \$13,500/acre**

Tract 3: 3± acres on a level topographic layout creating for a fantastic potential homesite. Don't miss your opportunity to place an offer on this rare rural lot! **Price: \$95,000**

Tract 4: 7.5± acres with tremendous character for a beautiful rural homestead location. The tree line to the north and east offers for a quiet location to make your own! **Price: \$22,000/acre**

Tract 5: 18± acres that would make for a great hunting location or rural build site. The existing crop land has a consistent setting and terrain with a wooded draw to the east comprised of approximately 5 acres. **Price: \$17,300/acre**

Tract 6: 25± acres on the far southwest end of the property that is nestled in a quiet corner for a scenic setting people dream of! Would make a quality hunting location or farmstead. **Price: \$16,800/acre**

Tract 7: 8± acres of approximately 50% wooded land and 50% cropland. Lots of flexibility on a potential build site on open land or in the woods! **Price: \$139,000**

Tract 8: 8± acres comprised of cropland and wooded draws to the east. Ample space for a potential shop or barndominium! **Price: \$135,000**



Contact Schrader Real Estate for Detailed Information Book with Additional Due-Diligence Materials on the Property.

TRACTS 1 & 2 **800-451-2709 • SchraderAuction.com/listings**

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



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TRACTS 1 & 2



TRACTS 1 & 2



TRACTS 2 & 3



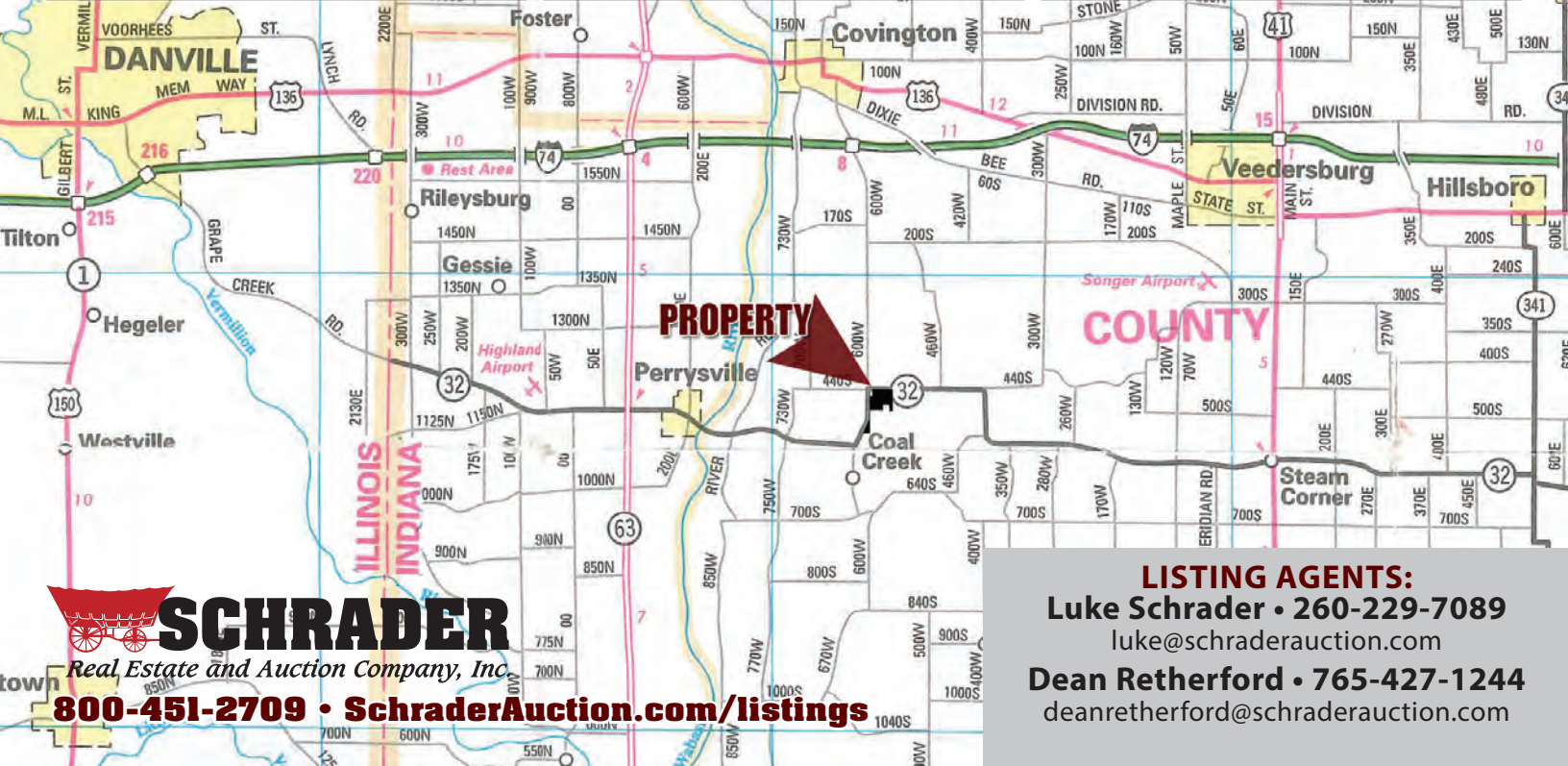
TRACTS 2, 5 & 6



TRACTS 5 & 6



TRACT 7 RD FRONTAGE



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