

REAL ESTATE DESCRIPTON

8038 E 350 N, Kendallville, In 46755

Total Acres: There are 78+/- acres located in Noble County that will be sold at public auction with reserve. There will be 6 tracts offering everything from building sites, tillable ground, and a beautiful existing home with over 8000 sq. ft. of finished space, outbuildings for horses or livestock and many wooded areas for wildlife habitat for an Outdoorsman's dream.

Tract 1: 10.5 +/- acres of rolling ground. This offers approximately 385' of road frontage on county road E 350 N. This tract includes a beautiful custom built home with over 8000 sq.ft. of finished areas on three stories. Two geothermal units for heating and cooling, 6 bedrooms, 5 full baths, 2 half baths, custom cabinets and trim throughout. The outside includes a 20 x 40 heated saltwater swimming pool, 38 x 70 bank barn, 42 x 50 pole barn w/ 5 horse stalls and six water hydrants over the entire property to water livestock or garden. **Please review the home highlights page to view all that this home has to offer.**

Tract 2: 3.8 +/- acres of fenced pasture ground. This offers approximately 390' of road frontage on county road E 350 N. This tract could be a great addition to tract 1 or possibly make a perfect building site for a new home.

Tract 3: 21 +/- acres offering rolling pasture ground and hay crop. This offers approximately 350' of road frontage on county road E 350 N. This tract comes with pristine wetlands/pond for waterfowl lovers, access to tracts 5 and 6 which are wildlife sanctuaries and several possible building sites.

Tract 4: 13 +/- acres of set aside that could be tillable. This offers elevation changes, abundant wildlife such as deer and wild turkeys. This tract will offer approximately 160' of road frontage on county road E 350 N offering a superb location for building sites or to stay connected to tract 5 and 6 for recreational purposes.

Tract 5 (Swing): 16 +/- acres of wooded ground perfect for recreational use. This tract must be purchased in combination with tract 3, 4, 6 or to an adjoining landowner.

Tract 6 (Swing): 13.5 +/- acres of set aside and abundant wildlife habitat. This tract could be returned back to tillable use. This tract must be purchased in combination with tract 1, 3, 5 or to an adjoining landowner.

NOTE: These minor subdivision tracts must be approved by the City of Kendallville Planning and Zoning before closing.

Auction to be held at Bartkus Auctioneers Gallery: 11595 State Road 205, Laotto, IN 46763

NOT SUBJECT TO APPRAISAL OR FINANCING. ALL SALES ARE FINAL AND SOLD AS IS.

There will be a 3% buyer's premium to be paid at closing.

