

LAND AUCTION



8.73 AC± | 1 TRACT | WHITLEY CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/29/23 | **AUCTION TIME:** 5:00 PM

AUCTION LOCATION: ON LOCATION

5245 W 700 N | LARWILL, IN 46725

OPEN HOUSE: 8/17/23 4PM - 7PM & 8/26/23 12PM - 4PM

5245 W 700 N | LARWILL, IN 46725

Imagine driving down your 1000+ ft private driveway, to get home to a picturesque lakefront living. A portion of this land is available to be leased for farming or could potentially be enrolled in CRP to improve wildlife habitat. This sprawling ranch style home with a full walkout basement boasts over 4100 square feet of living space on 8.73+/- acres of pure serenity. Enjoy kayaking or fishing on the 18-acre lake. Pause to take in the view of nature and wildlife as you enjoy breakfast from the expansive composite deck. This home is impeccably maintained and truly stands alone as your own unique retreat. Perfectly located within close proximity to nearby Columbia City at 15 minutes, 35 to Fort Wayne and in the middle of many lakes Indiana has to offer. Along with a home that has everything you need for comfort and entertainment. The large 30x60x13 fully insulated barn with a rough-in bathroom provides the perfect opportunity for your own very large workshop or a place to store toys. The home is also equipped with a brand new 2022 Geo-Thermal heating and cooling system for the very best in energy efficiency. This property offers custom history-made cabinets throughout, a large and open kitchen, a gorgeous office off the master bedroom overlooking the lake. This home along with its surrounding property is truly one of a kind and you won't want to miss this.



TRACT 1: 8.73 ± ACRES

Deeded acres: 8.73

Taxes: \$4113.35

Details: Full basement. 6 BR/4 Bath

Possession: Immediate possession

Survey needed?: Current survey on file

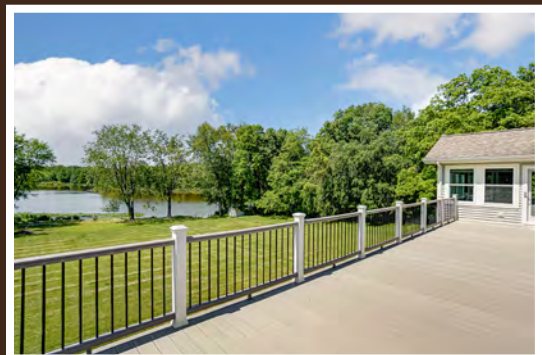
Brief Legal: 5245 W 700 N, Larwill, IN 46725

PIDs: 92-02-03-000-402.000-005

Lat/Lon: 41.263, -85.5909

Zip Code: 46725

School Zone: Whitley County Consolidated Schools



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JUSTIN GRIFFIN, AGENT: 260.223.5861 | justin.griffin@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (RC51300040) | Dan Bates Jr, Ranch & Farm Auctions (RC52000047), Indiana Broker License # RB14027345 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Justin Griffin, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 260.223.5861 | Cody Lowderman, IN Auctioneer, AU11100014