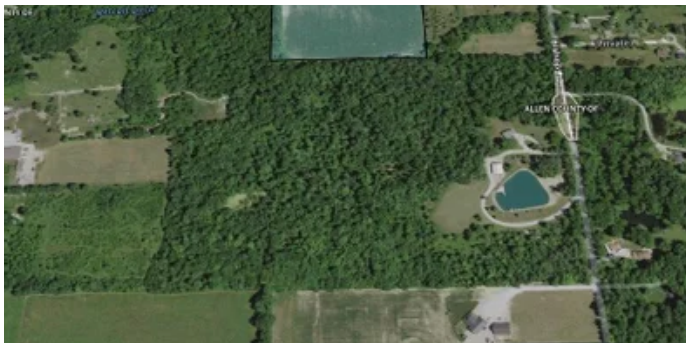


Real Estate Auction
North County Line Road
Spencerville, IN 46788

51± Acres
Allen County



SUMMARY

Address

North County Line Road

City, State Zip

Spencerville, IN 46788

County

Allen County

Type

Farms, Undeveloped Land

Latitude / Longitude

41.267144 / -84.96512

Taxes (Annually)

941

Acreage

51

Property Website

<https://www.integrityrealtyindiana.com/property/real-estate-auction-allen-indiana/37857/>



PROPERTY DESCRIPTION

51+/- Acre Farm in Allen County to be offered at public auction on April 4, 2023 @ 6:30 PM. The property will be offered in 4 individual tracts

Tract #1 consists of 4.5+/- tillable acres with road frontage on two sides.

Tract #2 consists of 22.5+/- tillable acres with road frontage and potential building sites with lots of seclusion.

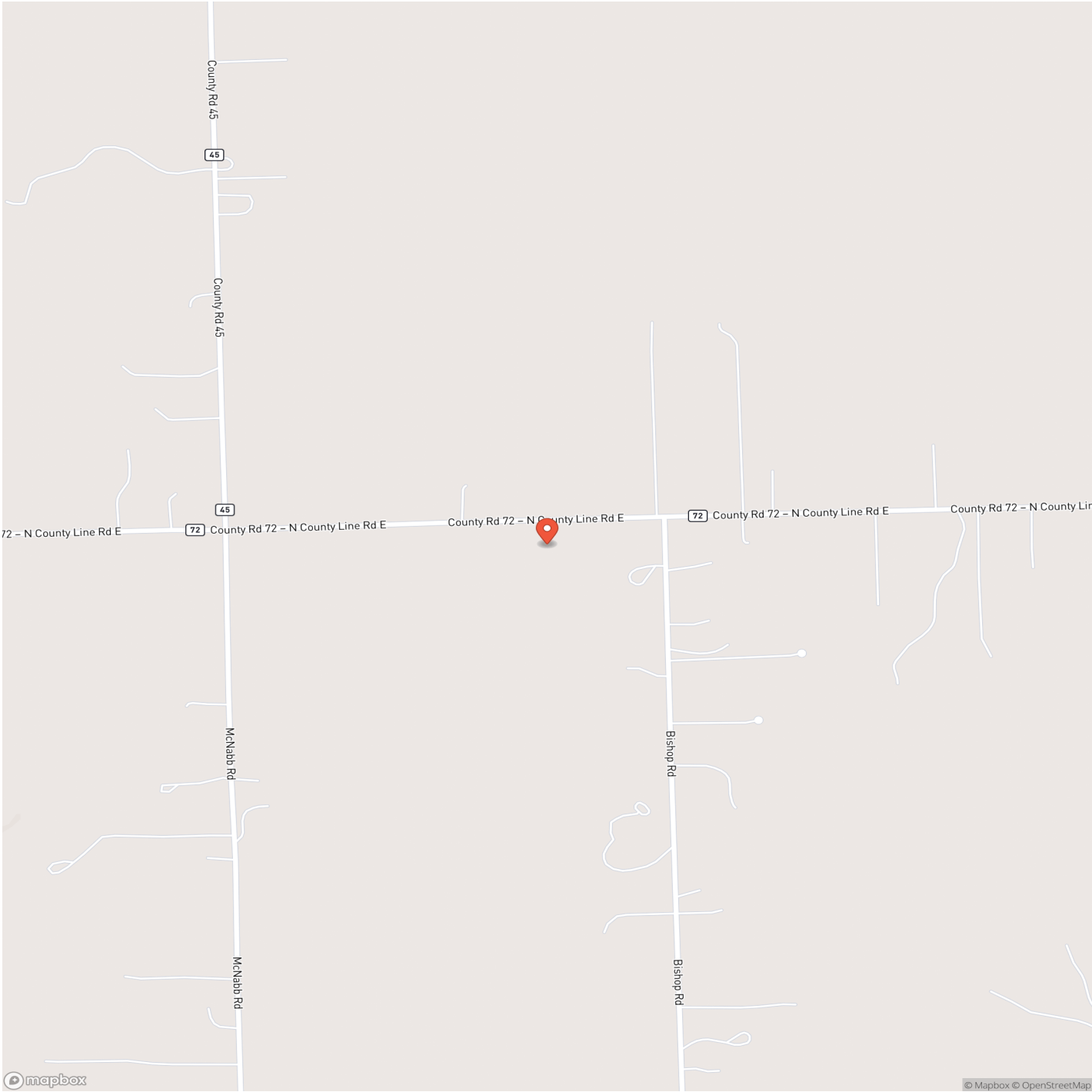
Tract #3 consists of 18.25+/- tillable acres with road frontage and potential building sites.

Tract #4 consists of 6+/- tillable acres with road frontage and potential building site

Real Estate Auction
Spencerville, IN / Allen County



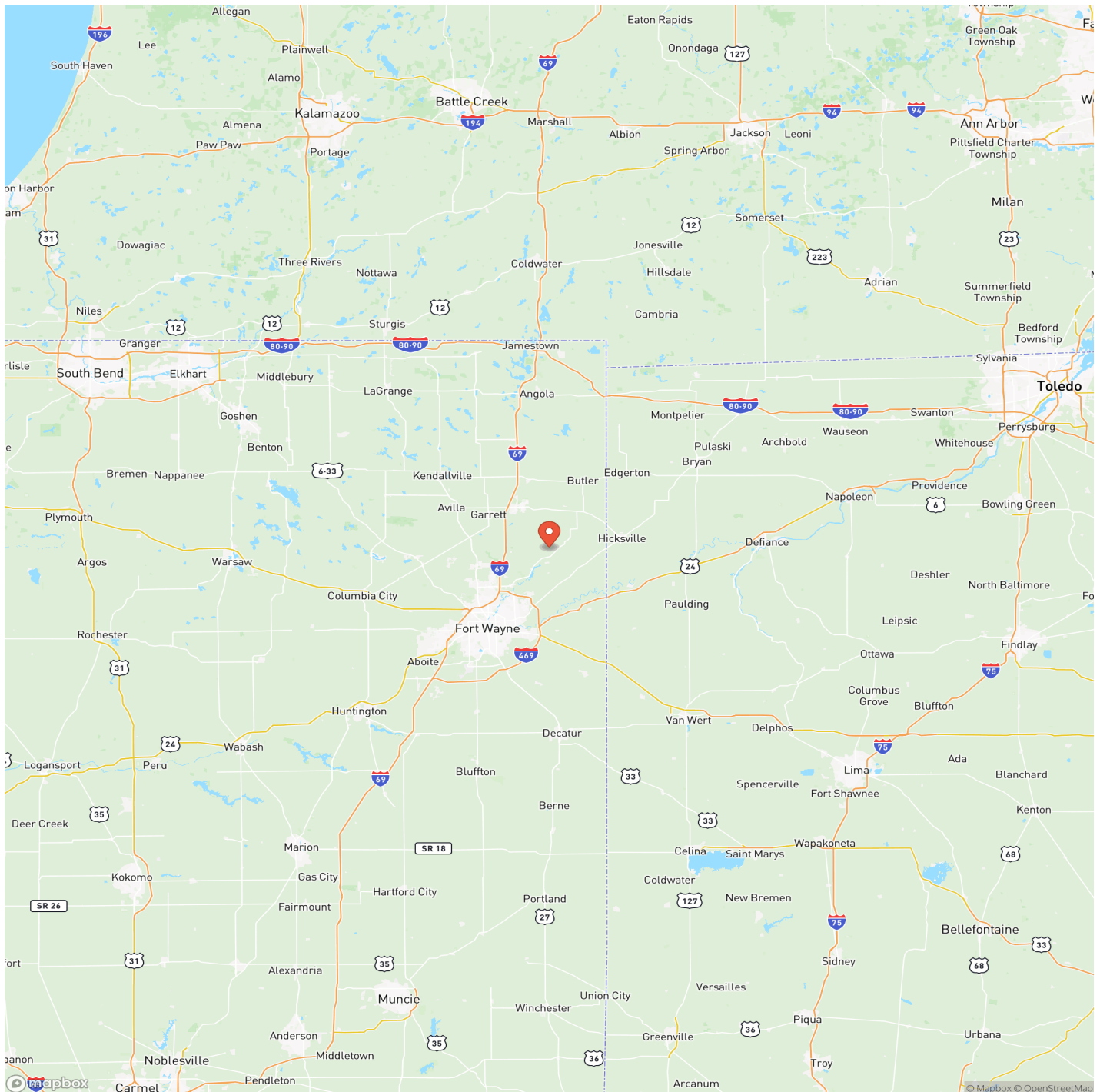
Locator Map



MORE INFO ONLINE:

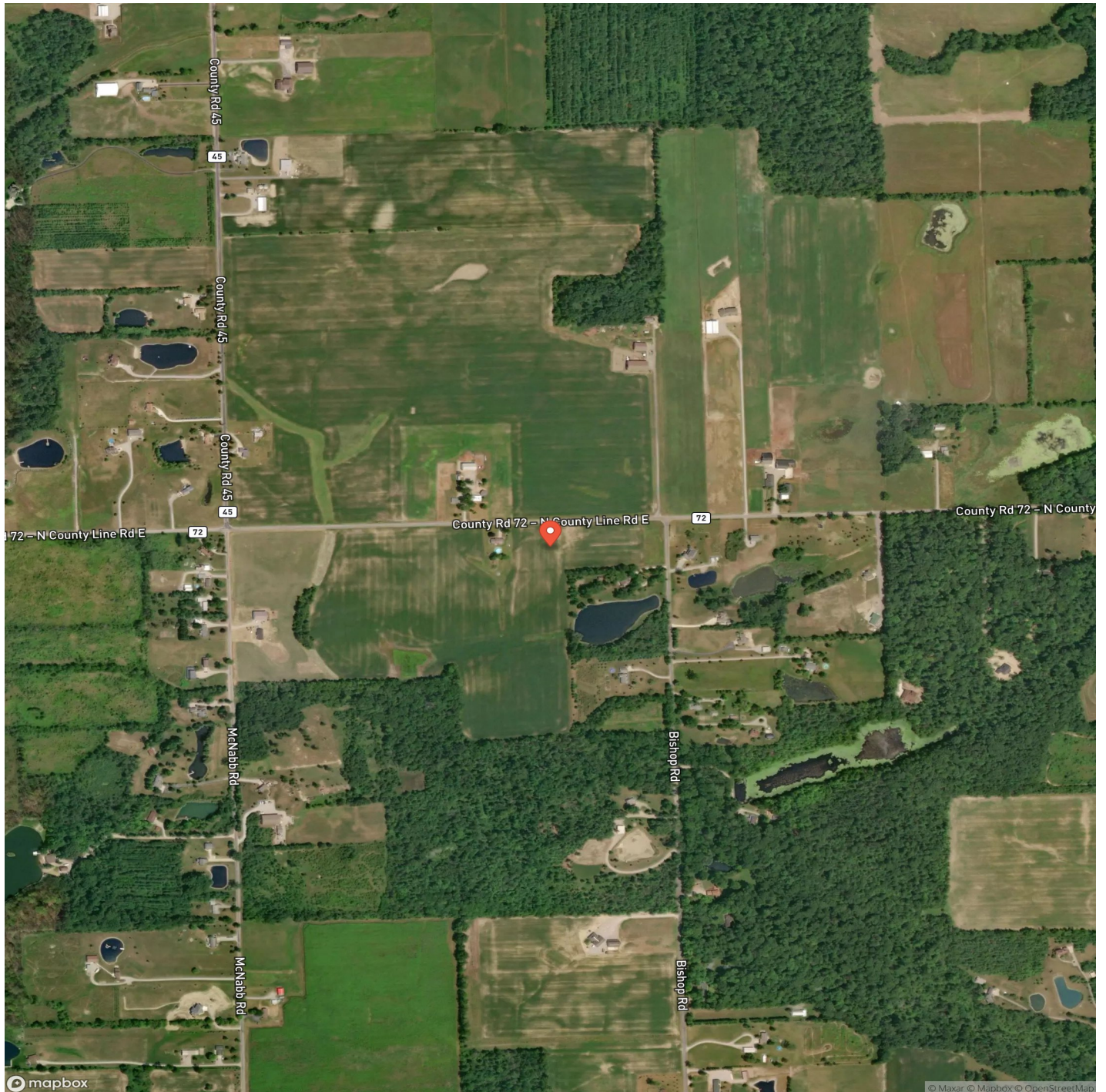
integrityrealtyindiana.com

Locator Map



MORE INFO ONLINE:

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Delmar Wagler

Mobile

(812) 787-2683

Office

(812) 787-2683

Email

delmar@integrityrealtygroup.net

Address

8398 E 1150 N

City / State / Zip

Odon, IN 47562

NOTES

MORE INFO ONLINE:

integrityrealtyindiana.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Integrity Realty Group LLC
8398 E 1150 N
Odon, IN 47562
(812) 787-2683
integrityrealtyindiana.com
