

REAL ESTATE FOR SALE



WHITLEY COUNTY, INDIANA

2329 W 800 S, South Whitley, IN 46787

OPTION 1:

The Whole Property 6± Acres - (4) Bedroom (1) bath home, 105,000 Bushel Grain Storage Facility, 50' x 50' Heated shop, 38' x 56' Pole Building, 48' x 50' non-heated shop with attached 52' x 80' cold storage, and also 110' x 55' Pole Storage Building.

PRICE: \$570,000



OPTION 2:

4± Acres with (4) Bedroom (1) bath home, 38' x 56' Pole Building, and 105,000 Bushel Grain storage and Handling System.

PRICE: \$400,000



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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HOME FEATURES:

Living room 19' x 21'

- Carpeted • Wainscoting • Plaster Ceiling
- Large bay window

Kitchen 10' x 19'

- Wood laminate flooring • Oak Cabinets
- Built in Oven and Microwave • Flat top electric range • Stainless Steel Refrigerator (Water and Ice) • Ceiling Fan • Pantry

Utility room 8 1/2' x 13'

Dining room 13' x 15'

- Wood laminate flooring • Ceiling Fan

Master Bedroom 13' x 15'

- Carpeted • Large 9' x 10' Closet

Upstairs Bedroom 10' x 15'

- Carpeted • Ceiling Fan • Closet

Upstairs Bedroom 13' x 15'

- Carpeted • Ceiling Fan • Closet

Upstairs Bedroom 13' x 15'

- Carpeted • Ceiling Fan • Closet

Bathroom 5 1/2' x 9'

- Tub & Shower • Large Vanity • Large Mirror

Mud Room 6' x 11'

Garage with 9' Overhead door, 25' x 25'

- Concrete floor

Payne LP Gas Furnace

Reverse Osmosis Water System

Water Softener

AO Smith Electric Water Heater

Grain Storage Facility

- 105,000 Bushel Grain Storage • 3,000 BPH Grain Leg • 24,000 Bushel Brock Grain Bin with 8" unloading auger and 5hp Baldor motor on Farm Fans aerator • 22,000 Bushel Brock Bin • 17,000 Bushel Grain Bin w/ farm fans aeration (False Floors) • (1) 17,000 Bushel Stormor Bin and (1) 15,000 Bushel Stormor, with stiffeners that can also be used as drying bins • (1) 10,000 bushel grain bin • (2) Overhead hopper bottom bins used as load out bins. (A smaller overhead hopper bottom bin is not connected to the leg (No down spout))

- **38' x 56' Pole Building** with concrete walls once used for a hog building (Area on the east side of the building with slatted floors). Foam sprayed insulation on the ceiling. Attached 22' x 40' Garage, with overhead door and concrete floors

- **25' x 40' Grainery** with 28' x 40' lean-to. The Grainery is a part of 15' x 108' enclosed scale and dumping area for grain. This building has a 13' x 13' Garage door on the south end of the building.

- **50' x 50' Heated, Insulated shop**, with a 14' x 20' overhead door.

- **48' x 50' non-heated shop** with concrete floors, this building has a 12' x 44' work area and a 15' x 24' sliding door. Also attached to this building is a 52' x 80' Machine storage building with (2) 13 1/2' x 28' Sliding doors one on the north end and the other on the east.

- **110' x 55' Pole building** for storage for equipment with sliding door on the east end of the building.



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