

REAL ESTATE DESCRIPTION

2442 County Road 38, Auburn, In 46706

Don't miss this 34+ acre outdoorsman's paradise located in Dekalb County, being auctioned off in three tracts, each one offering unique access to serenity, privacy, 10 acres of hardwoods, and an untouched natural environment. This property is ideal for a nature enthusiast, with ample opportunities for conservation, trails, or creation of wildlife habitat. What a perfect location for home sites that offer seclusion from the modern world. Many deer and wild turkey have taken refuge in this property.

Tract 1: 5 +/- acres offering approximately 388' of road frontage along county road 38. Comprised of all heavily wooded cover with some lower wetlands, this tract is approximately 561' deep and offers a level lot with a slight slope with positive drainage to the center. This tract could be a great building site in the woods or for recreational purposes.

Tract 2: 11.97 +/- acres offering approximately 125' of road frontage along county road 38. Comprised of heavily wooded cover and open underbrush habitat, this tract also offers an existing 30 x 48 pole barn. This tract has a basement foundation, well and septic from a previously existing home.

Tract 3: 18 +/- acres offering approximately 125' of road frontage along county road 38. Comprised of all heavily wooded cover and open underbrush habitat, this tract is also a combination of two parcel numbers including much of the driveway that is currently in place. The southern parcel has frontage on county road 36A. This tract offers plenty of level ground for building sites or a perfect recreational area.

Auction to be held at the Dekalb County Fairgrounds- Middaugh Hall:

708 Union St, Auburn, In 46706 on October 30th @ 6 p.m.

Preview Dates: By appointment only

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

***There will be a 2% BUYERS PREMIUM. ***

