





# 193.6± Acres offered in 3 Tracts

Spencer Co, IN

## HUNTING RETREAT AUCTION



**Tuesday, August 29<sup>th</sup>, 6 pm CST (7 pm EST)**

**PROPERTY DIRECTIONS:** From the jct. of US Hwy 231 and St. Hwy. 70 (Southeast of Chrisney, Indiana) take St. Hwy. 70 east 3.2 miles to Co. Rd. 475E, turn north 1.0 mile to Co. Rd. 900N, turn east ½ mile to the property.

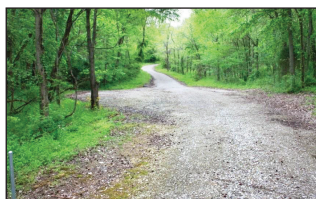
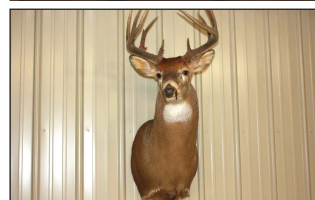
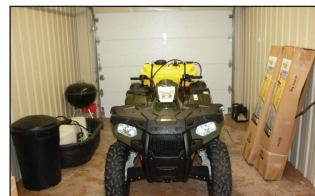
**AUCTION LOCATION:** Spencer County 4-H Fairgrounds Youth & Community Bldg., 1101 E. Co. Rd. 800N, Chrisney, IN 47611

### TRACT DESCRIPTIONS:

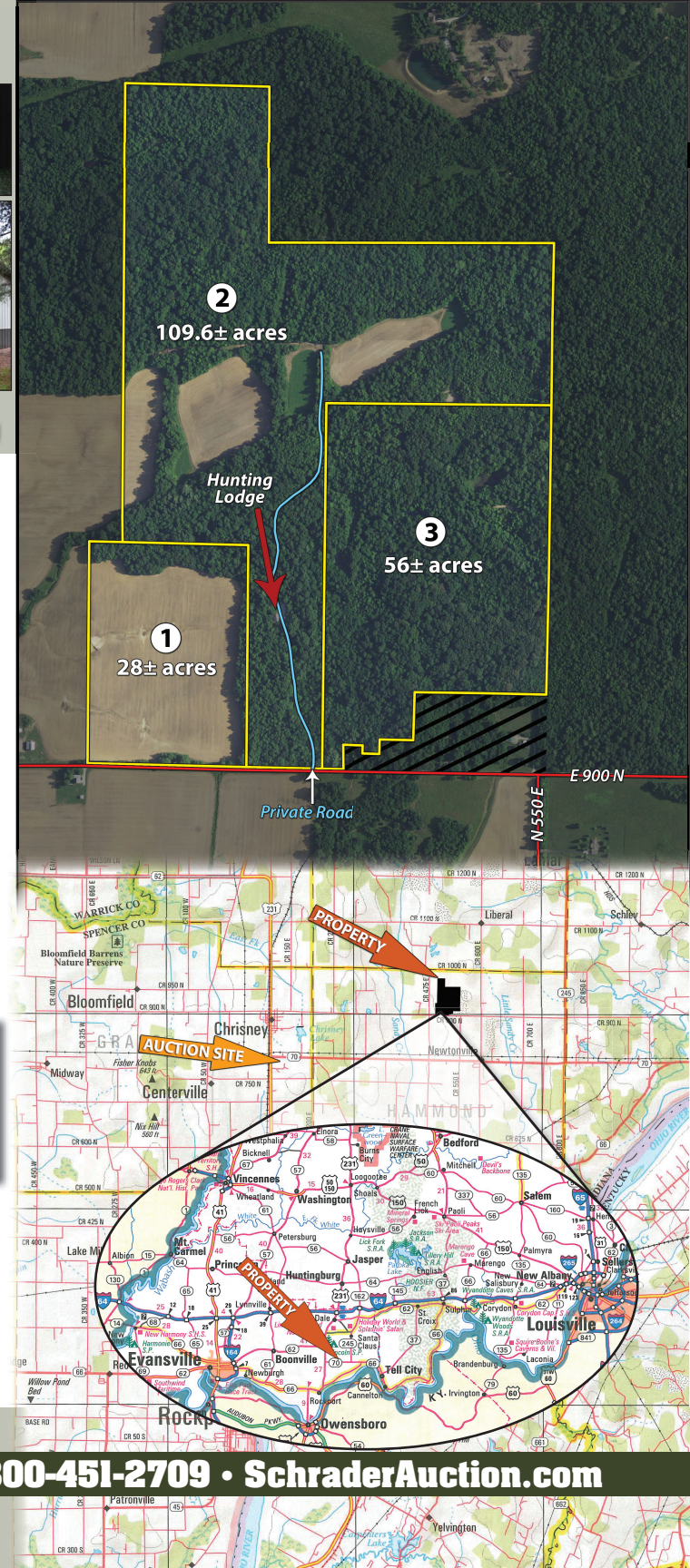
**TRACT #1: 28± ACRES**, 22.9 tillable acres with access and frontage along Co. Rd. 900N.

**TRACT #2: 109.6± ACRES**, mostly woods with 17.9 tillable acres. This excellent Hunting/Recreational tract is improved with a 24'x40' hunting lodge w/attached 10'x40' porch, overlooking the woodland. There is a large furnished living/sleeping area, kitchen, full bathroom and equipment storage area with overhead door for 4x4/ATV storage. The lodge is serviced with public water, electric and septic system.

**TRACT #3: 56± ACRES**, all wooded with frontage along Co. Rd. 900N. A great recreational tract suited for many uses. Combine this tract with Tract 2 for a larger hunting tract.



**INSPECTION DATES**  
Monday, August 7 • 4-6 PM CST  
Thursday, August 17 • 4-6 PM CST  
Meet a Schrader Representative at Tract 2



OWNER: Robert F. Whitten Jr. Trust • SALE MANAGER: Brad Horrall, 812-890-8255



You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



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