

Development Land Opportunity

35[±]
Acres

Whitley/Allen County Line – Fort Wayne, IN Area

LOCATION DIRECTIONS:

From the intersection of US 30 and the Whitley/Allen County line (near SDI), travel south on County Line Road for ½ mile to the property.

PROPERTY HIGHLIGHTS:

- 35± Total Acres
- Frontage on County Line Road and Yellow River Road
- Highly Productive Soils (Pewamo, Blount, Haskins)
- Adjacent Railroad Access – Potential Rail Spur Opportunity
- Situated Just ½ Mile South of US 30
- Excellent Development Potential

**Call for pricing
and additional
information!**

Located just ½ mile south of US 30 and directly across from a major industrial hub, this 35.5± acre parcel offers an exceptional opportunity for commercial or industrial development in a fast-growing area of Allen and Whitley Counties. With direct frontage on County Line Road and Yellow River Road, and bordered by active railroad tracks on the southern boundary, this site offers excellent logistics potential—including the possibility for a future rail spur.

Currently comprised of highly productive tillable ground with Pewamo, Blount, and Haskins soils, this tract offers strong investment value while planning for future use. The site includes dual road access, making it ideal for phased development or potential subdivision.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

DM 12 INVESTMENT PROPERTIES, LLC (KJ39A)

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Real Estate and Auction Company, Inc.

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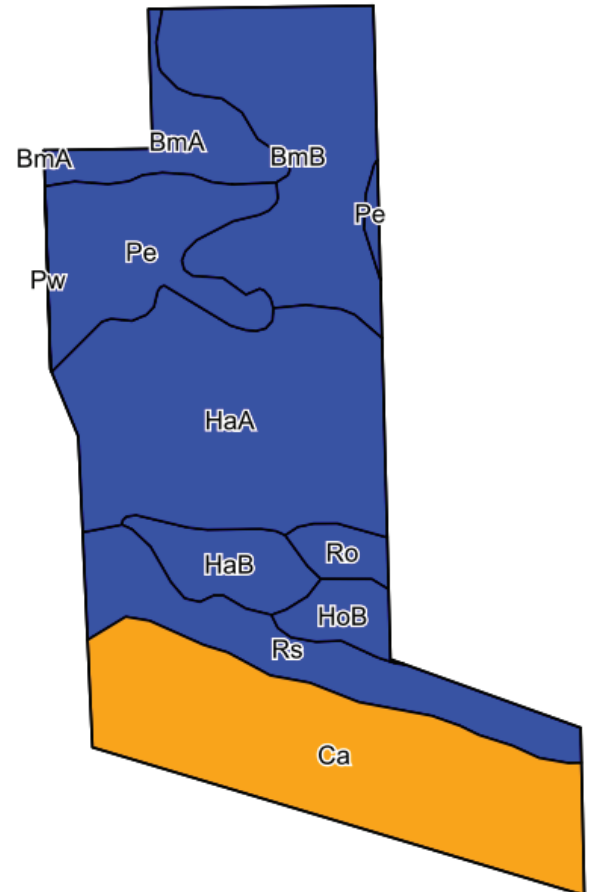
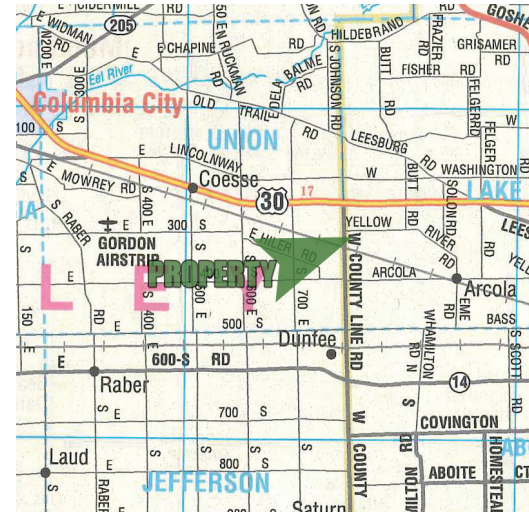
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Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
HaA	Haskins loam, 0-3% slopes	8.67	24.7	158	59	62
CA	Houghton muck, 0-1% slopes	8.47	24.1	159	42	64
BmB	Blount silt loam, 2-6% slopes	6.12	17.4	126	41	57
Pe	Pewamo silty clay loam, 0-1% slopes	3.67	10.4	157	47	64
Rs	Rensselaer silty clay loam	3.47	9.9	175	49	70
BmA	Blount loam, interlobate moraines, 0-2% slopes	1.81	5.2	142	52	56
HaB	Haskins loam, 2-6% slopes	1.47	4.2	156	58	62
HoB	Whitaker loam, 2-6% slopes	0.84	2.4	140	46	63
Ro	Rensselaer silt loam	0.60	1.7	175	49	70
Weighted Average				153.2	48.6	62.5

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