

LAND AUCTION

60.99 AC± | 2 TRACTS | VERMILLION CO, IN



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/5/26 **AUCTION TIME:** 1 PM ET
AUCTION HELD AT: FRATERNAL ORDER OF EAGLES
AERIE 887, 100 S WATER ST, CLINTON, IN 47842

Productive Farmland, Country Homesite & Investment Opportunity

Don't miss this exceptional opportunity to purchase quality agricultural land and residential acreage at auction. Offering two distinct tracts, this property presents an ideal combination of highly productive tillable farmland, investment potential, and country living opportunities in a desirable location.

Tract 1 features premium tillable farmland with fertile soils, strong production history, and excellent yield potential. Boasting outstanding road frontage and easy access, this tract is well-suited for farmers looking to expand their operation, investors seeking income-producing agricultural land, or buyers interested in long-term land ownership.

Tract 2 offers 2.77± surveyed acres in a highly sought-after area. The existing home is a fixer-upper ready for renovation and provides an excellent opportunity for investors, flippers, or buyers looking to create a custom country residence. With ample room for gardens, outbuildings, recreational use, or simply enjoying the privacy and space of rural living, this tract delivers flexibility and potential. Excellent road frontage and close proximity to local amenities make this an attractive property for a variety of uses.

Whether you're searching for productive farmland for sale, agricultural investment property, a rural homesite, a renovation opportunity, or acreage with development potential, this auction offers something for everyone. Bid on individual tracts or explore the possibilities these properties provide for farming, investment, recreation, and country living.

1

Tract 1: 58.22± acres

Exceptional opportunity to own highly productive tillable farmland in a prime location. This quality tract offers fertile soils, strong yield potential, and excellent road frontage, providing easy access and outstanding visibility. Whether you are expanding your farming operation, investing in income-producing ground, or looking for a property with future potential, this farm checks all the boxes. Conveniently located with great access to nearby highways and communities, this is a rare chance to purchase premium agricultural land with added residential opportunity at auction.

Deeded Acres:	58.22±	Possession:	Immediate possession subject to the current tenant's rights for 2026
Soil Types:	Shipshe loam, Fox loam	Survey Needed?:	Complete
Soil PI/NCCPI/CSR2:	NCCPI 65.3	Brief Legal:	58.22± acres Part of NE ¼ NE ¼ S34 T15N R9W Vermillion Co IN
CRP Acres/Payment:	No CRP	PIDs:	Part of PID 83-10-34-100-001.001-007
Taxes:	TBD after split	Lat/Lon:	39.7075, -87.3947
Lease Status:	2026, buyer will receive 50% of the owner's share of crops, Open Tenancy for the 2027 crop year	Zip Code:	68368

2

Tract 2: 2.77± acres

Located in a highly desirable area, this property offers 2.77± surveyed acres with endless potential. The home is a fixer-upper ready for your vision and personal touch, making it a great opportunity for investors, flippers, or buyers looking to create their dream home in a fantastic location. The acreage provides plenty of room for outdoor activities, a garden, additional buildings, or simply enjoying the privacy and space of country-style living while still being conveniently close to town and amenities. With great road frontage and a sought-after setting, this property combines location, land, and opportunity all in one.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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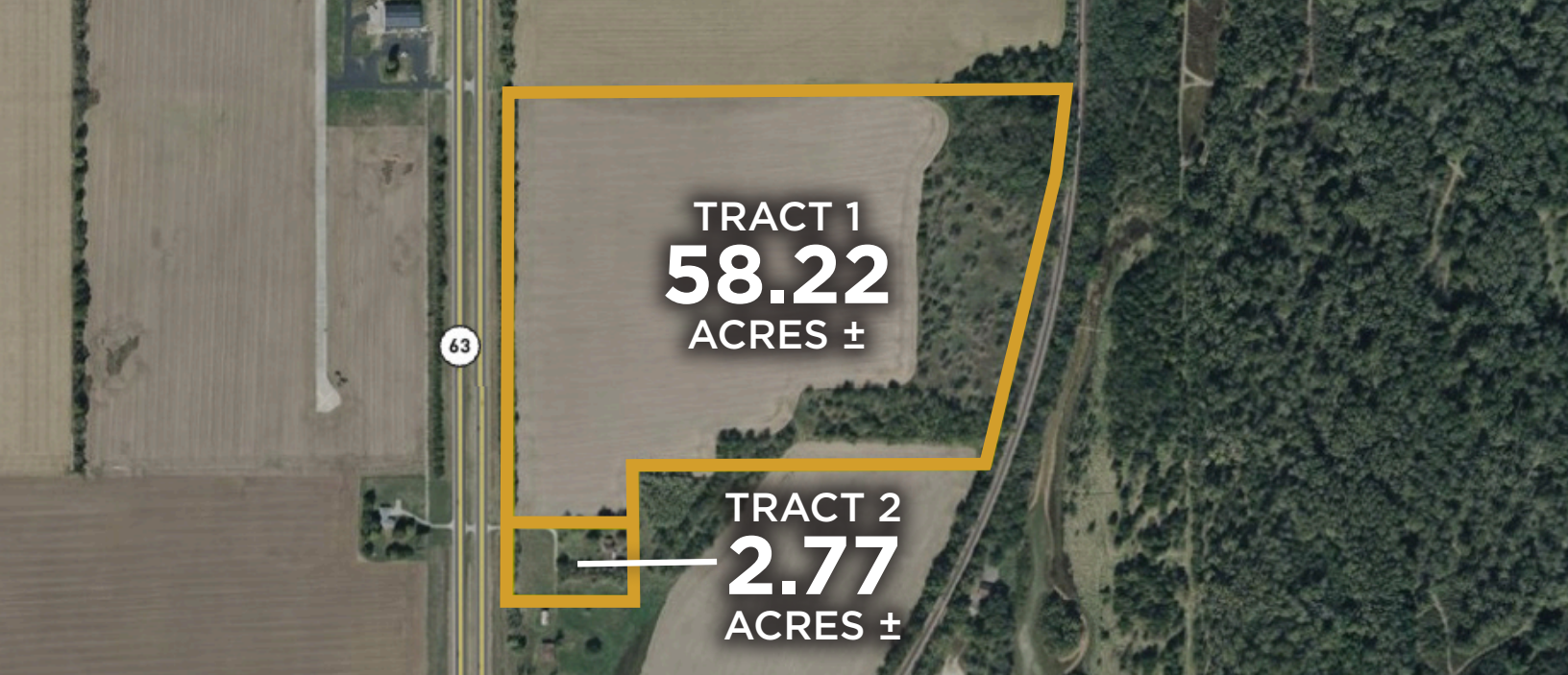
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (RC51300040) | Dan Bates, Jr. Ranch & Farm Auctions (RC52000047), Indiana Broker License # RB14027345 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bill Minor, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 317.446.9500 | Jay Minor, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 317.370.2422 | Brandon Smith, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 317.710.9300 | Cody Lowderman, IN Auctioneer, AU11100014



TRACT 1
58.22
ACRES ±

TRACT 2
2.77
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