

LAND AUCTION



42.16 AC± | 1 TRACT | HOWARD CO, IN

AUCTION: ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 3/26/24 | **AUCTION TIME:** 10 AM ET

Offered at an online-only auction is a property that is located in central Indiana, offering recreational uses, tillable & CRP income, and multiple building locations. This farm has a little bit of everything! Located at the front of the property is 28.66+/- acres of tillable land, which is currently in a corn, soybean, and wheat crop rotation. This tillable acreage is very productive, consists of silt loam and clay loam soils and has an NCCPI of 60.64. Also, within the tillable acreage are multiple building locations that would be a great spot to build a home surrounded by scenic terrain! Towards the back of the property is where the recreational opportunities lie. From a hunter's viewpoint, there are certainly plenty of opportunities for habitat improvement projects such as food plot locations and tree plantings. There are roughly 8.62+/- acres of wooded land that offers quality habitat such as thick bedding cover, rolling terrain, a south-facing slope and quality timber such as mature walnut trees. Also located at the back of the property is South Fork Deer Creek frontage and 4.38+/- acres that are currently enrolled in CRP, which offers an additional source of income. This portion of the property shows an abundance of deer sign such as trails, scrapes and rubs. This property connects to good habitat on the south and western borders. The creek provides a natural travel corridor for deer and would make for great stand locations during the rut! Contact us for more details or to schedule a private showing!



Deeded Acres: 42.16
FSA Farmland Acres: 28.66
Soil Types: Silt loam & clay loam
Soil PI/NCCPI/CSR2: 60.64
CRP Acres/payment: 4.38+/- acres / \$1,499 annually
Taxes: \$1,158.16
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: PT E2 SW4 5-24-4 42.16 AC
PIDs: 34-04-05-300-018.000-022
Lat/Lon: 40.5528 / -86.1001
Zip Code: 46901



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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 | Tyler Fritz, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 219.242.2701 | Andrew Malott, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 574.225.2699 | Cody Lowderman, IN Auctioneer, AU1100014



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