

LAND AUCTION



49.49 AC± | 1 TRACT | MADISON CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/19/25 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: ALEXANDRIA COMMUNITY CENTER
315 S HARRISON ST, ALEXANDRIA, IN 46001

Here's a great piece of Indiana farm ground that's been well cared for and consistently produces strong yields. With over 1,000 feet of road frontage and quick access to Interstate I-69, it's not only a solid addition to any farm operation but also has potential for future development or subdivision. Whether you're looking to farm it, invest in land, or plan for growth down the road, this property checks a lot of boxes.



Deeded acres: 49.49
FSA Farmland Acres: 45.49
Soil Types: Blount Silty Loam, Pewamo Silty Clay Loam, Glynwood Clay Loam, Glynwood Silty Loam
Soil PI/NCCPI/CSR2: NCCPI 66.3
CRP Acres/payment: 0
Taxes: \$1860
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: Pt E ½ SE 26-21N-8E Madison Co, IN
PIDs: 48-06-26-400-002.000-021
Lat/Lon: 40.23844, -85.57819
Zip Code: 46001



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER FRITZ, AGENT: 219.242.2701 | tyler.fritz@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
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 | Cody Lowderman, IN Auctioneer, AU11100014



49.49 AC± | 1 TRACT | MADISON CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/19/25 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: ALEXANDRIA COMMUNITY CENTER
315 S HARRISON ST, ALEXANDRIA, IN 46001



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER FRITZ, AGENT: 219.242.2701 | tyler.fritz@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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 | Cody Lowderman, IN Auctioneer, AU11100014