

LAND AUCTION



250.60 AC± | 3 TRACTS | DAVIESS CO, IN

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AUCTION DATE: 11/19/25 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: WASHINGTON PARK COMMUNITY BUILDING

501 BURKHART DR, WASHINGTON, IN 47501

PROPERTY PREVIEW: 10/25 | 11 AM - 1 PM AND 10/29 | 5 PM - 7 PM

AT 450 SOUTH ST E, WASHINGTON, IN 47501

Expansive First Class Pasture Ground, Tillable, and Recreational Hunting Property with Development Potential

TRACT 1 DESCRIPTION:

Tract 1 offers 52.1± acres in a highly accessible location just minutes from Washington, Indiana. This property provides both agricultural and residential potential. With nearly 1,000 feet of paved road frontage, access is convenient, and essential utilities, including water, electric, fiber, and gas are located along the road.

The tract includes approximately 43 acres currently in crop production, supported by productive soils. The balance of the acreage features wooded edges and a pond positioned just inside the timberline. The combination of tillable ground, water, and woodland margin supports agricultural use, potential homestead development, and recreational opportunities.

Its proximity to Washington places shopping, schools, and services within a short drive. Vincennes lies approximately 30 miles west, while Jasper is about 40 miles east. Interstate 69 is also conveniently located, providing a direct connection to Evansville and Bloomington.

The size and layout of Tract 1 make it suitable for a variety of uses. Investors may consider the potential for future subdivision, while individuals seeking a rural residence have several potential build site options.

This tract is included in the larger offering of 250.6± acres but may be purchased individually. A new survey will be provided. Seller-owned mineral rights will convey. Possession will be granted at closing, subject to the current tenant rights for the 2025 crop year. Open tenancy begins in 2026.

Soil Types: Hosmer silt loam
Soil PI/NCCPI/CSR2: 53.45 NCCPI
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: New survey to be provided for all tracts
Brief Legal: 52.1± acres located pt E ½ SE ¼ S22 and pt SW ¼ S23 T2N R7W Daviess Co IN
PIDs: Part PID 14-13-22-400-020.000-015, pt 14-13-23-300-031.000-015
Lat/Lon: 38.58625, -87.16859
Zip Code: 47501

TRACT 2 DESCRIPTION:

Tract 2 consists of 79± acres located just south of Washington, Indiana. With just over 1,000 feet of road frontage and utilities including water, electric, fiber, and gas running along the road, this tract offers options for both agricultural use and residential development.

Approximately 62 acres are currently in pasture, with fencing in above-average condition. The layout allows for potential paddock division into 3-4 grazing

sections. A large pond, seasonal creeks, and year-round watercourses provide reliable water sources for livestock.

Topography across the tract features rolling ground that transitions toward bottomland at the rear. The setting is suitable for cattle or other grazing operations, with infrastructure largely in place. In addition, its access and location make it a candidate for a long-term investment holding with future development potential.

Washington, Indiana, is only a few miles north, providing nearby access to schools, shopping, and services. Jasper is located roughly 35 miles east, Vincennes is 30 miles west, and Interstate 69 provides direct access to Evansville and Bloomington.

This property combines agricultural productivity with long-term flexibility. Whether used for grazing, considered for a residential build, or held as a land investment, Tract 2 provides multiple options.

The tract is part of a larger 250.6± acre offering, but may be purchased separately. A new survey will be provided. Seller-owned mineral rights will convey. Possession at closing.

TRACT 3 DESCRIPTION:

Tract 3 contains 119.5± wooded acres with recreational, timber, and residential potential. Access is provided by a well-established and freshly graveled recorded easement from the county road. Near the entrance, a potential building site lies just inside the wood line with a pond positioned directly behind.

The property has recently undergone a select timber harvest, resulting in improved logging roads that allow travel throughout the tract. These internal paths support access for hunting, ATV use, or other land management activities.

The acreage is part of the Indiana Classified Forest program. The mix of ridges, creeks, and bottoms supports diverse habitats for wildlife, including deer and turkey, which are frequently observed on the property. Timber regeneration is expected following the recent harvest, adding long-term woodland value.

The tract's terrain and infrastructure also allow for recreational activities such as ATV and trail riding. With the pond and natural water features, water sources are available throughout the acreage.

The location provides privacy while remaining convenient to area towns. Washington, Indiana, is nearby for services, while Vincennes and Jasper are within 30-40 miles. Interstate 69 provides direct access to Evansville and Bloomington.

This tract is part of the larger 250.6± acre offering and may be purchased individually. A new survey will be provided. Seller-owned mineral rights convey. Possession delivered at closing.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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