

LAND AUCTION



56.769 AC± | 1 TRACT | HENRY CO, IN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/1/25 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: THE MEETING PLACE, 11 E MAIN ST, HAGERSTOWN, IN 47346

PROPERTY PREVIEW: 11/12 | 5 PM - 8 PM AT
6810 E US HIGHWAY 35, LOSANTVILLE, IN 47354

Located near Losantville, Indiana, this 56.77± acre farm is being offered at auction. Currently operating as a turnkey livestock farm, it combines residential living, agricultural infrastructure, pasture, and water features. The property features a 1,200± sq ft home with three bedrooms and two bathrooms, along with a detached garage for storage or workshop use. In addition, there is nearly 1 acre under roof across nine separate barn structures, each suited to a variety of farm or livestock purposes. One barn offers independent living quarters, complete with a bedroom, kitchen, living room, and bathroom, which can serve as guest housing or space for farm workers. The property features a fenced pasture that is actively used and well-maintained, with multiple livestock shelters, horse stalls, and grain bins supporting ongoing operations. The fencing is in strong condition, allowing for continued use without requiring major updates. A recently revitalized 2.3± acre pond provides water for livestock and other recreation possibilities! The farm benefits from road frontage on both the south and east sides, improving access for farm traffic and equipment. As well as easy access to the Cardinal Greenway Trail. Internal roads and trails further improve navigation throughout the property. This property is currently a working livestock farm, but its layout and infrastructure may accommodate multiple uses. Options could include continued livestock operations, equine activities or a small-scale crop use.



CRP Acres/payment:	No CRP
Taxes:	\$5687.00
Lease Status:	Open Tenancy for 2026
Possession:	Seller retains possession for 14 days after closing to move
Survey needed?:	No survey needed
Brief Legal:	56.77± acres located pt SE ¼ S27 T19N R11E Henry Co IN
PIDs:	33-04-27-000-402.000-027
Lat/Lon:	40.0656, -85.25416
Zip Code:	47354



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TYLER FRITZ, AGENT: 219.242.2701 | tyler.fritz@whitetailproperties.com

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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 | Andrew Malott, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 574.225.2699 | Cody Lowderman, IN Auctioneer, AU1100014



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