

LAND AUCTION



245.815 AC± | 3 TRACTS | GREENE CO, IN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/19/25 **AUCTION TIME:** 3 PM ET

AUCTION HELD AT: AMERICAN LEGION, 109 S COMMERCIAL ST, WORTHINGTON, IN 47471

PROPERTY PREVIEW: 11/8 | 10 AM - 2 PM AT 100 E, WORTHINGTON, IN 47471

Discover a rare opportunity to own quality Indiana farmland, mostly income-producing tillable acres, and exceptional recreational potential. This property offers 147± acres of prime tillable ground that is levee-protected, 1.5± miles of White River Frontage. It is also a great location for hunting big bucks in the fall or setting up a spread for waterfowl. Access to this property is provided by a well-established easement road big enough for farm equipment. A blind set up over an established food plot that borders the conservation easement portion of this property (80.89± acres) sets up amazing potential for harvesting mature bucks running up and down the White River.

TRACT 1 DESCRIPTION: 34.2± ACRES

Discover a rare opportunity to own quality Indiana farmland, mostly income-producing tillable acres, and exceptional recreational potential. This property offers 28.75± acres of prime tillable ground that is levee-protected as well as White River Frontage. It is also a great location for hunting big bucks in the fall or setting up a spread for waterfowl. Access to this property is provided by a well-established easement road that is plenty big enough for farm equipment.

Deeded Acres: 34.2± acres
FSA Farmland Acres: 28.75± acres
Soil Types: Haymond silt loam
Soil PI/NCCPI/CSR2: NCCPI 91.4
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?: Yes
Brief Legal: 34.2± acres pt NW ¼ S13 T8N R5W Greene Co IN
PIDs: Pt 28-03-13-000-005.000-011
Lat/Lon: 39.13303, -86.92071
Zip Code: 47471

TRACT 2 DESCRIPTION: 116.2± ACRES

Discover a rare opportunity to own quality Indiana farmland, mostly income-producing tillable acres, and exceptional recreational potential. This property offers 116.2± acres of prime tillable ground that is levee-protected. It is also a great location for hunting big bucks in the fall or setting up a spread for waterfowl. Access to this property is provided by a well-established easement road big enough for farm equipment.

Deeded Acres: 116.2± acres
FSA Farmland Acres: 116.2± acres
Soil Types: Haymond silt loam
Soil PI/NCCPI/CSR2: NCCPI 91.4
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?: Yes
Brief Legal: 116.2± acres pt NW ¼ and pt SW ¼ S13 and pt NW ¼ and pt SW ¼ S13 T8N R5W Greene Co IN
PIDs: Pt 28-03-13-000-005.000-011, pt 28-03-14-000-001.000-011, pt 28-03-14-000-009.004-011
Lat/Lon: 39.13303, -86.92071
Zip Code: 47471

TRACT 3 DESCRIPTION: 91.4± ACRES

Discover a rare opportunity to own exceptional recreational ground that offers lots of White River Frontage. It is also a great location for hunting big bucks in the fall or setting up a spread for waterfowl. A well-established easement road provides access to this property. A blind set up over an established food plot that borders the conservation easement portion of this property (80.89 ± acres) sets up an amazing potential for harvesting mature bucks running up and down the White River—10.5± acres not in the conservation easement area.

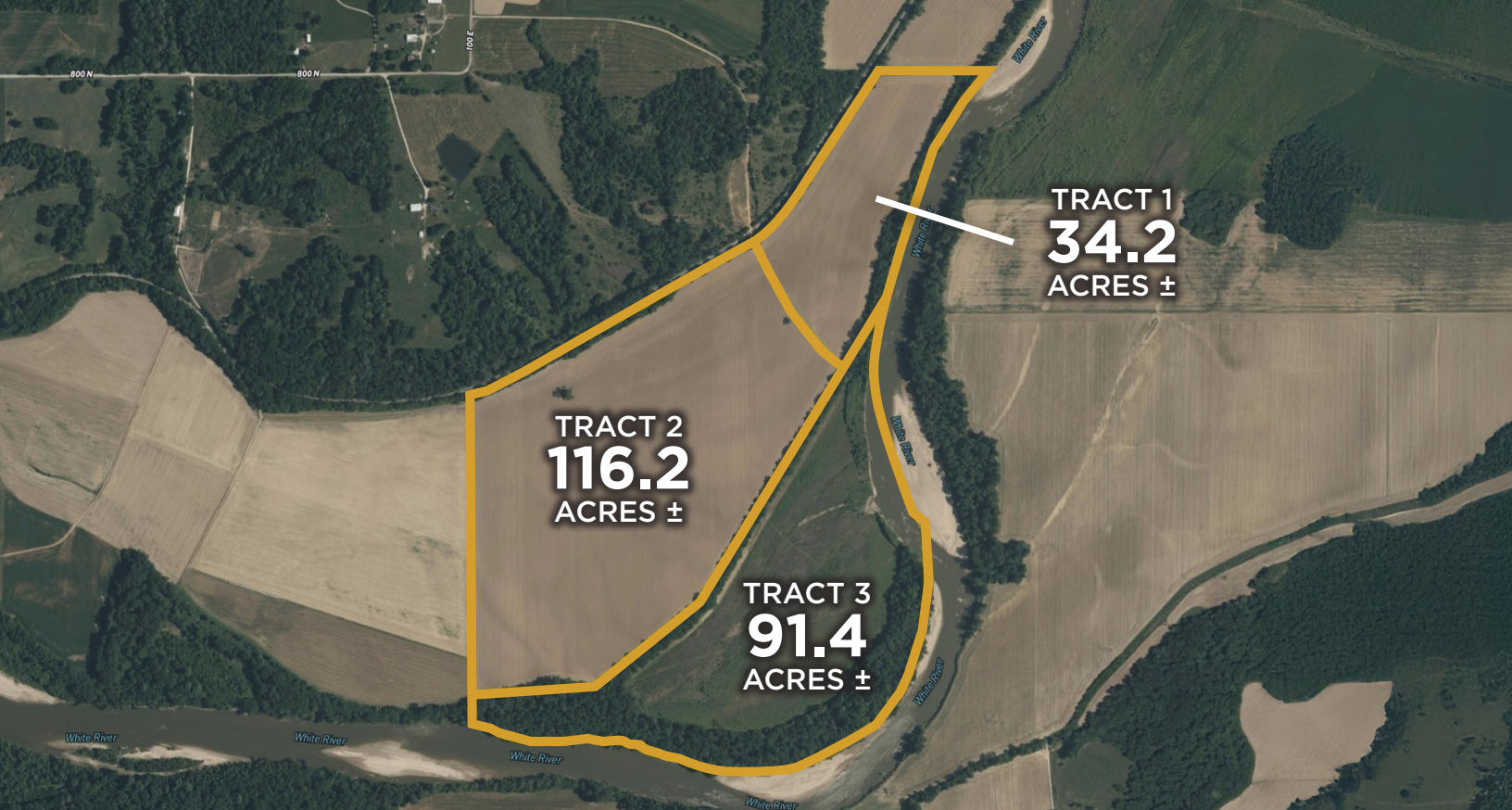
Deeded Acres: 91.4± acres
CRP Acres/Payment: Subject to a conservation easement
Taxes: TBD
Lease Status: No tenancy
Possession: Immediate possession
Survey Needed?: Yes
Brief Legal: 91.4± acres pt NW ¼ and pt SW ¼ S13 and pt NW ¼ and pt SW ¼ S13 T8N R5W Greene Co IN
PIDs: Pt 28-03-13-000-005.000-011, pt 28-03-14-000-001.000-011, pt 28-03-14-000-009.004-011
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BILL MINOR, AGENT: 317.446.9500 | bill.minor@whitetailproperties.com
JAY MINOR, AGENT: 317.370.2422 | jay.minor@whitetailproperties.com
BRANDON SMITH, AGENT: 317.709.2904 | brandon.smith@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 | 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, 317.709.2904 | Cody Lowderman, IN Auctioneer, AU11100014



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