

# LAND AUCTION



## 129.65 AC± | 2 TRACTS | GREENE CO, IN

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 4/25/25 | **AUCTION TIME:** 10 AM ET

**AUCTION HELD AT:** LYONS COMMUNITY BUILDING

600 W BROAD ST, LYONS, IN 47443

This exceptional 129.65± acre property offers income producing tillable land. It's also an outstanding opportunity for waterfowl enthusiasts, hunters, and investors alike. This property is in a prime location adjoining the renowned Beehunter Marsh and just under a mile southeast of the iconic Goose Pond, enhancing the rich waterfowl habitat surrounding the area. Beyond its waterfowl appeal, the property also offers fantastic hunting opportunities for deer and turkey, making it a versatile haven for wildlife enthusiasts. The mixture of wetlands, tillable ground, and preserve areas provides an ideal environment for a wide range of opportunity. The tillable acreage also presents a steady stream of income, adding even more value to this diverse property. A series of strategically placed water control structures and subsurface tile systems allow for efficient water management, ensuring the land can be customized to attract and sustain waterfowl throughout the seasons. Additionally, there are fantastic buildable sites on the property, perfect for building your dream home or cabin while enjoying the serene views and abundant wildlife just outside your door. Whether you're seeking a peaceful natural retreat, a valuable investment property, or a prime location for hunting, this unique land offers the perfect combination of income-producing agricultural land, prime wildlife habitat, and an ideal place to build.

**TRACT 1 DESCRIPTION: 47.15± ACRE** This 47.15± acre tract offers income producing tillable land. It also offers exceptional opportunities for waterfowl enthusiasts and hunters, with an ideal location close to the Beehunter Marsh and situated just a mile southeast of the iconic Goose Pond, this property lies in the heart of a rich waterfowl habitat, making it perfect for hunting waterfowl. In addition to its waterfowl potential, with a diverse mix of wetlands and tillable ground. The property also provides a steady income stream through its productive tillable acres. Great buildable sites that offer serene views and access to abundant wildlife, this tract is perfect for building your dream home or cabin. This tract offers the perfect balance of recreational hunting, great buildable sites, and income-producing agricultural land.

**Deeded acres:** 47.15± acres  
**FSA Farmland Acres:** 46±  
**Soil Types:** Booker mucky clay, Stendal silt loam, Ava silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 65.4  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession  
**Survey needed?:** Yes, to split the tracts  
**Brief Legal:** 47.15± acres Pt SW ¼ S6 T6N R6W Greene Co IN  
**PIDs:** Part of 28-14-06-000-006.000-020  
**Lat/Lon:** 38.97777, -87.12602  
**Zip Code:** 47443



**TRACT 2 DESCRIPTION: 82.5± ACRE** This 82.5± acre tract offers income producing tillable land. It also offers exceptional opportunities for waterfowl enthusiasts and hunters, with an ideal location adjoining the renowned Beehunter Marsh. Situated just a mile southeast of the iconic Goose Pond, this property lies in the heart of a rich waterfowl habitat, making it perfect for hunting waterfowl. In addition to its waterfowl potential, the tract offers excellent deer and turkey hunting opportunities, with a diverse mix of wetlands, wooded areas, and tillable ground. The property also provides a steady income stream through its productive tillable acres. With a series of strategically placed water control structures and subsurface tile systems, water management is easily achievable, allowing for year-round management of waterfowl habitat. There is also a great buildable site that offers serene views and access to abundant wildlife. This tract is perfect for building your dream home or cabin. This tract offers the perfect balance of recreational hunting, a great buildable site, and income-producing agricultural land.

**Deeded acres:** 82.5± acres  
**FSA Farmland Acres:** 56.8±  
**Soil Types:** Booker mucky clay, Patton silty clay loam, Stendal silt loam,  
**Soil PI/NCCPI/CSR2:** NCCPI 73.1  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** Yes, to split the tracts  
**Brief Legal:** 82.5± acres IN Pt SW ¼ NW ¼ and PT OF SW ¼ S6, T6N R6W R6W Greene Co IN  
**PIDs:** 28-14-06-000-003.000-020, 28-14-06-000-005.000-020, pt 28-14-06-000-006.000-020  
**Lat/Lon:** 38.982, -87.12568  
**Zip Code:** 47443

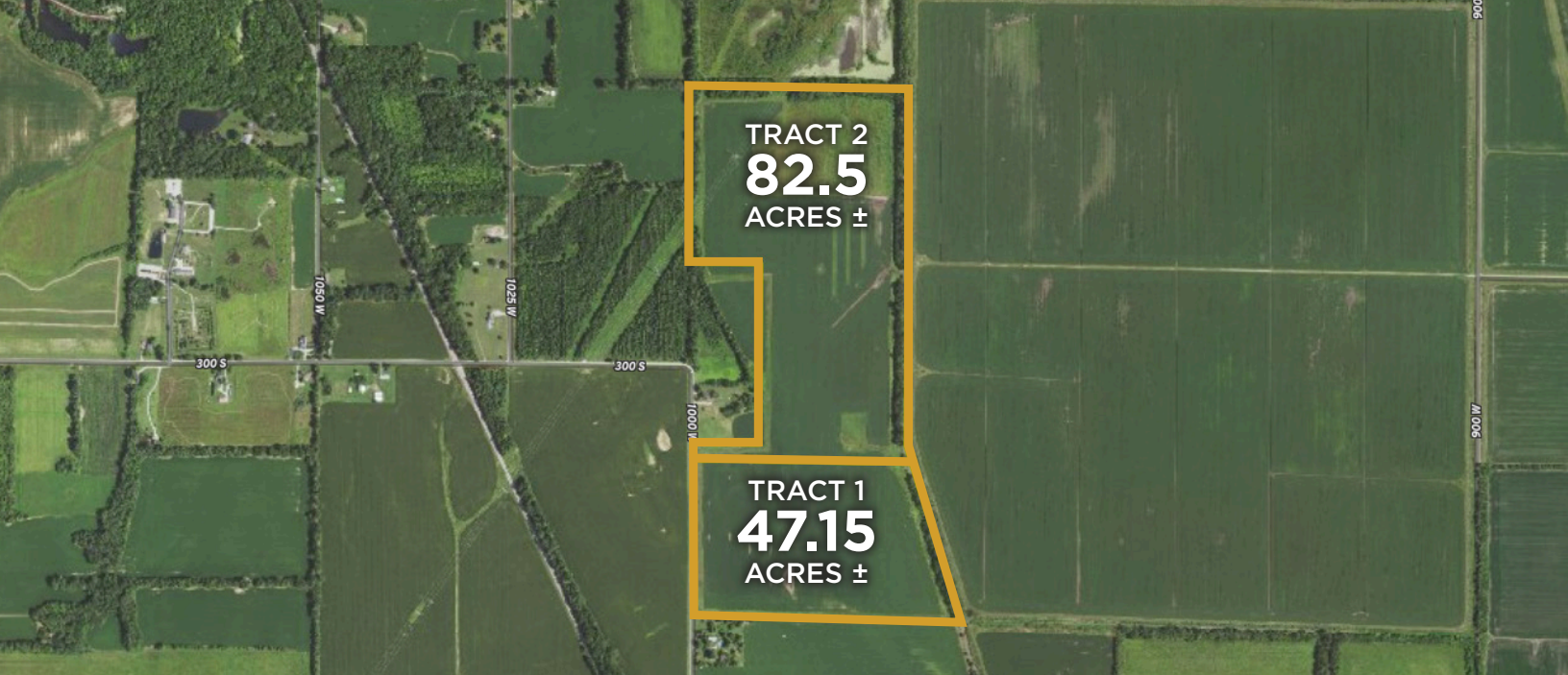


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**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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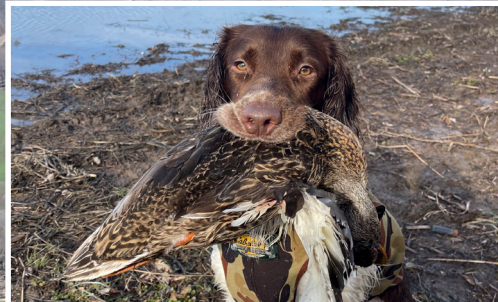


TRACT 2  
82.5  
ACRES ±

TRACT 1  
47.15  
ACRES ±

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