

# LAND AUCTION



## 50 AC± | 2 TRACTS | STARKE CO, IN

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

**AUCTION DATE:** 5/6/25 | **BIDDING ENDS:** 1 PM CT

Offered as an online only auction, is a 50± acre split, in two smaller tracts from a 150-acre parcel. There are options to purchase a 32± acre and 18± acre parcel with the potential to acquire additional land in the future. This parcel split is part of farmland owned by the same family for a long time. As much as the owners may hate to sell it, the demand for mixed-use land in this area has created a favorable time to sell. The positive economic impact of development, land investments, and energy considerations have created an equally favorable buying opportunity. Located in the heart of some new residential, commercial, and solar developments, this property offers many opportunities for the new owner. The nearby Bass Lake has also transitioned to a trendy, sought-after destination for fishing, water sports, recreation, and even buyers of some really nice lakefront homes, which increase the potential uses for land in this area. The property consists of approximately 36 acres of income-producing farm ground, being cash rented. The soil types consist of Watseka loamy sand, Maumee sand, Morocco loamy sand, and Houghton muck. The soil holds moisture well and consistently produces above-average yields for the area. The balance of the land is mainly tree-lined on the two sides, which have over 3600 feet of combined road frontage. Several smaller forested pockets and areas of more natural elements, vegetation, and thickets create a unique and interesting property layout that retains natural beauty, privacy, and seclusion. With much energy development in this area and little or no hunting pressure, locals say that the number and quality of deer and wild turkey around this farm have exploded in the last few years. As a result, with the planted crops, forested areas, and another great habitat, this property will undoubtedly prove to be an excellent hunting property. Other recreational opportunities are also available nearby, and the southwest corner of the property also touches the 11-mile Erie Trail, a recreational Bike and Walking trail, and provides convenient access to the trail. There are plans to expand the trail by an additional 5-plus miles soon. This property's location, ample road access, and many other features and benefits allow for many possible uses. Farming, residential/commercial building, solar, livestock or other land use generating a much higher income stream are all possibilities



**TRACT 1 DESCRIPTION: 32± ACRES** This 32± split is off a larger 150-acre parcel owned by the same family for a very long time. Much of it is income-producing land, but it may lend itself to many other potential uses. Located just a few miles from Bass Lake, Culver and other popular area attractions it may be the ideal location for your future country home construction site. This property offers many opportunities for the new owner as it is in a transitioning area of heavy agricultural land seeing development with some new residential homes in addition to retail commercial and solar developments. The nearby Bass Lake has also transitioned to a trendy, sought-after destination for fishing, water sports, recreation, and even buyers of some really nice lakefront homes, which increases the potential uses for land in this area. The property consists of approximately 26 acres of income-producing farm ground, being cash rented. The soil types consist of Watseka loamy sand, Maumee sand, Morocco loamy sand, and Houghton muck. The soil holds moisture well and consistently produces above-average yields for the area. The balance of the land is mostly tree-lined on several sides and has approximately 1900 feet of county road frontage. This multi-use property may provide all the features and benefits you are looking for in a smaller acreage rural land purchase. The demand for mixed-use land in this area combined with the positive economic impact of development, land investments, and energy considerations have created a favorable opportunity to buy land like this. Located in an area of predominantly farmland, existing and some newer country homes as well as varied commercial and solar developments, this property offers many opportunities for the new owner.

**Deeded Acres:** 32± acres determined by survey  
**FSA Farmland Acres:** 30.43± acres  
**Soil Types:** Watseka loamy sand, Maumee sand, Morocco loamy sand and Houghton muck  
**Soil PI/NCCPI/CSR2:** NCCPI 53.5  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD after split  
**Lease Status:** Leased for 2025 crop year  
**Possession:** Immediate possession subject to current tenant's rights for 2025  
**Survey needed?:** Survey required  
**Brief Legal:** Pt E ½ SW ¼ S26 T32N R2W Starke Co IN  
**PIDs:** Pt of 75-10-26-300-010.000-002  
**Lat/Lon:** 41.1918, -86.61636  
**Zip Code:** 46534

**TRACT 2 DESCRIPTION: 18± ACRES** This multi-use property may provide all the features and benefits you are looking for in a smaller acreage rural land purchase. Split off a larger 150-acre parcel, this 18± acre tract has many potential uses for its new owner. Almost completely tree line and situated on the corner of two county roads, it has approximately 1600 feet of total frontage so it offers ample access and some privacy and seclusion. The center of the wooded perimeter is just about 11 acres of income-producing farm ground, currently cash rented. The soil types consist of Watseka loamy sand, Maumee sand, Morocco loamy sand, and Houghton muck. The soil holds moisture well and consistently produces above-average yields for the area. The balance of the land is mainly tree-lined on the two sides. The size of this property, its location and different land features allow for many possible future uses. The demand for mixed-use land in this area combined with the positive economic impact of development, land investments, and energy considerations have created a favorable opportunity to buy land like this. Located in an area of predominantly farmland, existing and some newer country homes as well as varied commercial and solar developments, this property offers many opportunities for the new owner. The nearby Bass Lake has also transitioned to a trendy, sought-after destination for fishing, water sports, recreation, and even buyers of some really nice lakefront homes, which increases the potential uses for land in this area. Opportunities may include building sites for a home, pole barn or other construction, solar, farming or recreational use. It may also be a nice addition to your portfolio to generate some income or as an appreciating real estate investment. There is also an adjacent 32± acres parcel offered for purchase and additional land may be available in the near future.

**Deeded Acres:** 18± acres TBD by survey  
**FSA Farmland Acres:** 10.58± acres  
**Soil Types:** Maumee sand, Houghton muck  
**Soil PI/NCCPI/CSR2:** NCCPI 62.4  
**CRP Acres/payment:** No CRP  
**Taxes:** TBD after split  
**Lease Status:** Leased for 2025 crop year  
**Possession:** Immediate possession subject to current tenant's rights for 2025  
**Survey needed?:** Survey required  
**Brief Legal:** Pt E ½ SW ¼ S26 T32N R2W Starke Co IN  
**PIDs:** Pt of 75-10-26-300-010.000-002  
**Lat/Lon:** 41.1918, -86.61636  
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**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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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 Gzidic, Director, Ranch & Farm Auctions, 217.299.0332 | Rob Styka, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 219.267.1966 | Cody Lowderman, IN Auctioneer, AU1100014





TRACT 1  
**32**  
ACRES ±

TRACT 2  
**18**  
ACRES ±

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