

# LAND AUCTION



## 100 AC± | 1 TRACT | WASHINGTON CO, IN

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

**AUCTION DATE:** 5/22/25 | **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** AMERICAN LEGION POST # 41  
105 W HUGH VETERAN DR, SALEM, IN 47167

### Turn-Key Rotational Grazing Cattle Farm with Bear Creek Frontage

Nestled in the rolling countryside of Washington County, this 100± acre farm is a premier turn-key operation for rotational grazing and cattle production. Thoughtfully designed to support a healthy and productive herd, the property includes 75.02± acres enrolled in a Permanent USDA Grassland Reserve Program (GRP)—ensuring these acres remain dedicated to grassland conservation for generations to come. With few restrictions for cattle farmers, this farm balances efficiency, sustainability, and long-term land stewardship.

A purpose-built water system features an 8,000-gallon well-fed cistern supplying nine established pastures through an extensive network of waterers, hydrants, and holding tanks. Additionally, 1,800± feet of spring-fed Bear Creek frontage offers a reliable natural water source—a valuable backup should the well ever struggle to meet demand.

The farm is well-equipped with a cattle barn and handling facilities, including a head chute with a digital scale, allowing for seamless livestock management. Dedicated hay storage accommodates 200± 4x6 round bales, ensuring ample capacity for forage harvested from the nearly 13± acres of productive hay ground enrolled in the GRP.

Beyond grazing, the property features 18± acres of bottomland tillable ground with productive Class 2 Haymond silt loam soils. These acres, not included in the GRP easement, provide excellent versatility—whether continuing in row crop production, converting to hay, or developing into a prime homestead overlooking Bear Creek bottom.

For those seeking a build site closer to the front of the property, the sellers are open to selling an additional 7± wooded acres separately, offering an ideal setting for a future residence.

With a desirable location, exceptional water resources and well-maintained infrastructure, this property presents a rare opportunity for cattle producers, hay operations or those looking to establish a picturesque rural homestead.

- There will be shared water rights for the seller's continued use that must be agreed upon.
- The buyer cannot remove the property from its GRP designation.
- Open tenancy on GRP lands.
- 2026 tenancy on the 18± acres of tillable ground.
- Sellers to provide Buyer access to the Spring located off the western boundary of the "Meadow Pasture"
- Seller to provide Buyer access to water lines located on seller's property.
- Buyer to allow seller access to 2 hydrants connected to above lines.
- Approximately 5.5± Ac will be removed from Classified forest designation at the seller's cost.



**Tract #:** 1  
**Deeded Acres:** 100±  
**FSA Farmland Acres:** 18±  
**Soil Types:** Class 2 Haymond silt loam, Crider silt loam  
**Soil PI/NCCPI/CSR2:** 85.57 NCCPI  
**CRP Acres/payment:** N/A  
**Taxes:** TBD  
**Lease Status:** Open Tenancy on Rangeland. 2026 tenancy on 18± Ac tillable  
**Possession:** Immediate possession subject to current tenants' rights for 2025  
**Survey needed?:** No survey needed  
**Brief Legal:** PT SE & PT SW 4-1-4 93.23ac (6.8acCF) (68.51ac Grassland Reserve)  
**PIDs:** 88-04-04-000-015.009-008  
**Lat/Lon:** 38.4532 / -86.0749  
**Zip Code:** 47165



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 | Zach Holt, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 812.887.2954 | Kris Christianson, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 812.896.5814 | Cody Lowderman, IN Auctioneer, AU11100014



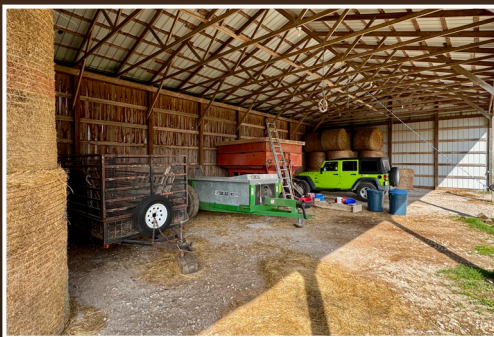


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