

LAND AUCTION



239.921 AC± | 5 TRACTS | MIAMI CO, IN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/06/22 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: GALVESTON COMMUNITY CENTER
101 PARK ROAD | GALVESTON, IN 46932**

A rare opportunity to own this multitrack, multigenerational farm. At 239.921+/- acres, this prime tillable ground could be a great addition to your existing farming operation or investment portfolio. Located in southern Miami County just 8 miles north east of Kokomo, this farm will be offered in 5 different tracts which includes mostly tillable land, a barn/bin site, and potential building locations. All 5 of these properties lay within 3 miles of one another and have great county road frontage for easy access with large farm equipment. With an average NCCPI of 72.05 and the primary soil types being silty clay loam and silt loam, these farms are highly productive crop land and currently in a corn/soybean crop rotation.



TRACT 1: 36.99 ± ACRES

This 36.99+/- acre tract is located on the north side of County Road E 1000 S. 35.4+/- acres of tillable ground with an average NCCPI of 68.89 featuring Pewamo Silty Clay Loam, Blount Silt Loam and Glynwood Silt Loam soils. This smaller tract would make a nice addition to an existing farming operation. Klise Ditch splits the property down the middle. There is established access across the ditch located in the middle of the property. Also, located on the southern portion of the farm is an established and well-maintained grass waterway. This farm offers nearly 900ft of county road frontage which provides great access for farm equipment.



TRACT 3: 44.461 ± ACRES

This 44.461+/- acre tract is located near State Road 18 and Strawtown Pike. This farm sits just a half mile north of Wawpecong. 44.461+/- tillable acres with an average NCCPI of 66.09 featuring Blount Silt Loam, Pewamo Silty Clay Loam and Glynwood Silt Loam soils. This tract lays next to tract 4, which includes 3 bins and a small storage barn. There are three access points to this property. You can access this farm on the south side from State Road 18, at the far north east corner from Strawtown Pike, or from tract 4 where the bin site is located.



TRACT 4: 1.14 ± ACRES

This 1.14 +/- acre tract is located at the corner of State Road 18 and Strawtown Pike a half mile north of Wawpecong. This parcel sits next to tract 3. On this tract sits 3 grain bins, a 40' x 24' pole barn with a concrete floor, and a 50' x 35' cement pad where a barn once sat. This would be a great addition to your current farm storage and would provide offsite grain and equipment storage. This property has great access for grain trucks and semis since you can access from the south and east side from State Road 18 and Strawtown Pike. This property has an established driveway around the entire property making it easier for your trucks, tractors, and augers to maneuver around the site.



TRACT 5: 77.96 ± ACRES

This 77.96 +/- acre tract is located on the south side of county road E 1300 S. This tract is the southernmost tract out of all the tracts offered. 75.26+/- tillable acres with an average NCCPI of 82.7 featuring Treaty Silt Loam, Fincastle Silt Loam, Ockley Silt Loam, Pewamo Silty Clay Loam and Blount Silt Loam soils. This large farm would make a great addition to your existing farming operation or investment portfolio. An established and well-maintained grassed waterway runs the entire length of the northern portion of the farm. This farm has nearly 1800ft of county road frontage providing great access to the entire field for large farm equipment.

TRACT 2: 79.36 ± ACRES

This 79.36 +/- acre tract is located on the west side of S Strawtown Pike where it bends to head back north. Climer Cemetery sits at the far north east corner of the property. 76.53+/- tillable acres with an average NCCPI of 66.46 featuring Blount Silt Loam, Pewamo Silty Clay Loam and Glynwood Silt Loam soils. This large farm would make a great addition to your existing farming operation or investment portfolio. Shrock Ditch runs through the eastern portion of the farm, but there is established access located in the middle of the field to access the western tillable acreage of the property. Access to this farm is located at the far northeast corner, next to the cemetery where S Strawtown Pike makes a curve in the road.



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