

LAND AUCTION



66.59 AC± | 4 TRACTS | SHELBY CO, IN

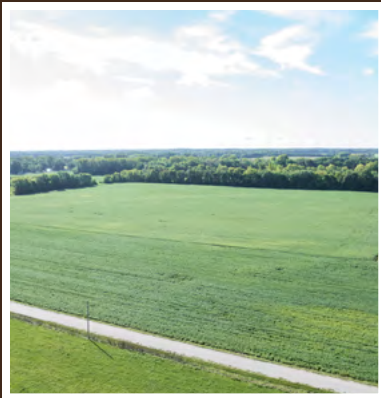
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/14/22 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: WELLNESS CENTER MEETING ROOM
4055 S ROY WILSON WAY | NEW PALESTINE, IN 46163

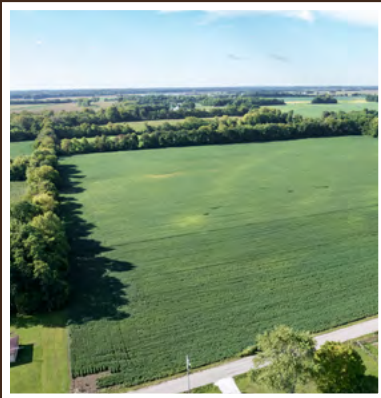
Approximately 66.59+/- acres being sold in Morristown IN, within Hanover Township in Shelby County. The property is located just south of HWY 52 and east of State road 9 near the little town of Freeport. Four tracts being sold, acreage varies from 5 acres to 29 acres. This great multi-use property provides a combination of tillable, pasture, timber, and nice home construction sites located near State Road 9 and HWY 52, making easy access to neighboring towns such as New Palestine, Shelbyville, Rushville, and Greenfield. The property's current primary use is tillable/ag. The property will be offered in 4 tracts, ideally suited for row crops, cattle, home construction, and recreation.



TRACT 1: 16.5 ± ACRES

This is a fantastic tillable and buildable lot with 500+/- feet of road frontage and 16+/- acres of productive tillable ground.

- Great accessible road frontage
- Buildable site
- Electric available at the road
- 16+/- acres tillable
- 2022 Crop- Soy Beans
- Average NCCPI- 64.79



TRACT 2: 18.5 ± ACRES

This is a fantastic tillable and buildable lot with 600+/- feet of road frontage and 18.5+/- acres of productive tillable ground.

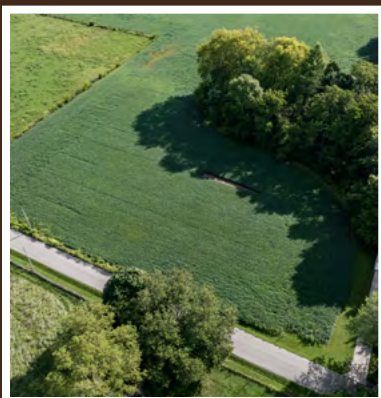
- Great accessible road frontage
- Buildable site
- Electric available at the road
- 18.5+/- acres tillable
- 2022 Crop- Soy Beans
- Average NCCPI- 64.79



TRACT 3: 26.59 ± ACRES

Fantastic mixed use property. This property allows for farming, recreational, and hunting. Currently being used as productive tillable, FSA reports indicate approximately 23 acres of ag production. Leaving the remainder of acreage in timber, creating good hunting opportunities. Majority of property is in flood plain.

- FSA reports 23 acres of tillable
- +1000 ft of Road frontage
- Great road access
- Floodplain- Could be put into WRP or CREP program
- Hunting Opportunities
- Potential for food plots
- 2022 Crop- Soybeans
- Average NCCPI- 65.62



TRACT 4: 5 ± ACRES

This buildable lot is diverse, with 2.5+/- acres of tillable, 1.5 acres of pasture and a small patch of woods, this tract offers more than you'd expect.

- 500+/- ft of road frontage
- Potential Home Sites
- Electric available at the road
- 2.5+/- acres tillable
- 1.5+/- acres pasture
- 2022 Crop- Soy Beans
- Average NCCPI- 64.79

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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