

LAND AUCTION



76.25 AC± | 3 TRACTS | WAYNE & HENRY CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/15/24 | **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: THE MEETING PLACE, 11 E MAIN ST, HAGERSTOWN, IN 47346

OPEN HOUSE: 11/7 | 3PM-7PM ET

6919 NORTH HENRY COUNTY LINE ROAD, HAGERSTOWN, IN 47346

Discover the perfect farm in East Central Indiana. Located on the Wayne and Henry County line, this property offers a variety of different opportunities for a buyer. Tillable investment, hobby farm, recreation farm and the list goes on! The entire property consists of 76.25± deeded acres. The main farm (tracts 1 & 2) is broken down as 33.09± tillable acres and 9.36± wooded/other acres. There is a drainage that separates the property in half going north to south which provides great wildlife habitat. The woods toward the back of the property have some nice mature trees and a lot of wildlife sign. There is some existing fencing along the north and south property border. The tillable land has a slight roll to it and farms well. The average WAPI for soybeans is 41.16 and corn is 117.48. The tenant stated his average 2023 corn yield was 155 bu/acre. The tillable soil types are Losantville silt loam, Losantville clay loam, and Crosby-celina silt loam. Along the county line road is a well-maintained 1804± sq ft ranch style home with an unfinished basement. This home has three bedrooms, two full bathrooms and two living areas. One of the bedrooms is a main suite with its own entrance and exit. The flow of the entire home is great and functional. There is a 22'x22' attached 2-car garage and a fenced in backyard area with a porch facing east perfect for enjoying a morning sunrise. There is also a detached 24'x24' garage. On the north end of the homestead are two outbuildings, 30'x50' and 36'x45'. They are well constructed and serve a great purpose on the property! Up the road less than a mile is the remaining portion of the estate. 33.8± tillable acres with a wooded treeline along the southern border. This tract offers great road frontage with the county road along the East and North sides of the property. There is a maintained drainage to help with erosion. This tillable portion has an average NCCPI score of 38.76 with corn WAPI 114.43 and soybean WAPI of 40.07.

TRACT 1 DESCRIPTION: Tract #1 is offered as a 5± acre homestead. Located along the county line road sits this well-maintained 1804± sq ft ranch style home. This home has three bedrooms, two full bathrooms and two living areas and an unfinished basement. One of the bedrooms is a main suite with its own entrance and exit. The flow of the entire home is great and functional. There is a 22'x22' attached 2-car garage and a fenced in backyard area with a porch facing east, perfect for enjoying a morning sunrise. There is also a detached 24'x24' garage. On the north end of the homestead are two outbuildings, 30'x50' and 36'x45'. They are well constructed and serve a great purpose on the property! The 5 acres give you a lot of opportunity. This home setting is perfect for someone who enjoys quiet country living but wants great access to nearby Hagerstown and New Castle and can get on I-70 quickly. The final acreage and boundary line will be tbd by survey prior to closing.

TRACT 2 DESCRIPTION: Discover the perfect farm in east central Indiana. Tract #2 is located on the Wayne and Henry County line, this property offers a variety of different opportunities including a potential build site, recreation farm or tillable investment. The entire property consists of 37.45± acres. This is broken down as 29.88± tillable acres and 7.57± wooded/other acres. There is a drainage that separates the property in half going north to south which provides great wildlife habitat. The woods toward the back of the property have some nice mature trees and a lot of wildlife sign. There is an opportunity to design this property the specific way you want to set it up for optimal wildlife enjoyment. There is some existing fencing along the north and south property border. The tillable land has a slight roll to it and farms well. The average WAPI for soybeans is 41.16 and corn is 117.48. The tenant stated his average 2023 corn yield was 155 bu/acre. The tillable soil types are Losantville silt loam, Losantville clay loam, and Crosby-celina silt loam.

TRACT 3 DESCRIPTION: Located less than 1 mile north up the county line road from tracts 1 and 2 sits tract 3. This farm consists of 33.8± total acres and 31.7± tillable acres with a wooded tree line along the southern border. This tract offers great road frontage with the county road along the East and North sides of the property consisting of 2300± feet. There is a maintained drainage to help reduce erosion. The tillable portion has an average NCCPI score of 38.76 with corn WAPI 114.43 and soybean WAPI of 40.07. Soil composition is made up of Losantville silt loam, Losantville clay loam, Miamian silt loam, Crosby silt loam, and Celina silt loam.



Tract #:	2, 3
Deeded Acres:	Tract 2: 37.45, Tract 3: 33.8
FSA Farmland Acres:	Tract 2: 29.88 (TBD by final survey), Tract 3: 31.7
Soil Types:	Tract 2: Losantville Silt Loam, Losantville Clay Loam, Crosby- Celina Silt Loam, Tract 3: Losantville silt loam, losantville clay loam, Miamian silt loam, Crosby silt loam, celina silt loam
Soil PI/NCCPI/CSR2:	Tract 2: Nccpi: 35.08, WAPI Corn 117.48, beans 41.16, Tract 3: NCCPI:38.76, WAPI corn 114.43, WAPI beans 40.07
CRP Acres/payment:	Tract 2: 0, Tract 3: 0
Taxes:	Tract 2: \$1,444, Tract 3: \$621
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	Tract 2: yes Tract 3: no
Brief Legal:	Tract 2: Split from Pt Nw Sec 16 17 12 40 A, Tract 3: PT E1/2 NE1/4 8-17-12 24.505A, 3A, 6.026A, .269A
PIDs:	Tract 2: Split from 89-05-16-000-103.000-020, Tract 3: 33-14-08-000-205.000-020
Lat/Lon:	Tract 2: 39.92876, -85.19576, Tract 3: 39.94116, -85.20279
Zip Code:	Tract 2: 47346, Tract 3: 47346

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 Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tyler Fritz, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 219.242.2701 | Andrew Malott, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 574.225.2699 | Cody Lowderman, IN Auctioneer, AU1100014



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