

# LAND AUCTION



**93.23 AC± | 1 TRACT | OWEN CO, IN**

## AUCTION:

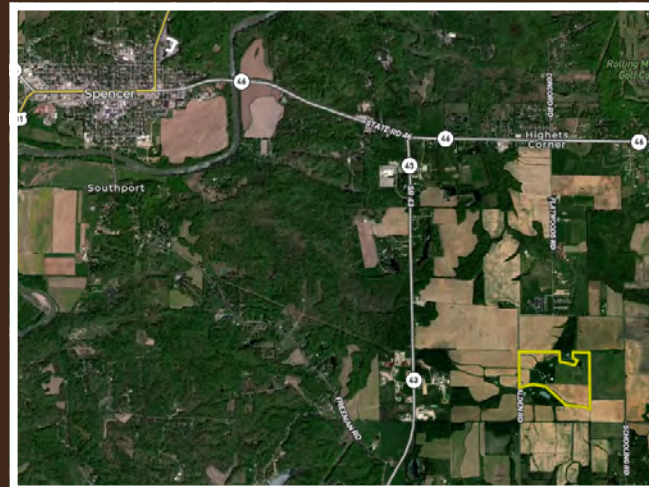
LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 6/11/22 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: ON-SITE**

**2124 WALDEN RD | SPENCER, IN 47460**

Highly productive tillable farm with 75.75+/- tillable acres. This farm has a nice 3 bedroom/2 bath brick country home and multiple barns for storing equipment and grain bins. If you're looking for a solid land investment, expand your current operations, rental or cash rent income, a 1031 exchange possibility, or simply diversity your wealth portfolio, this would be an excellent option. This farm has highly productive soils with the majority in a variety of silt loams with an average NCCPI rating of 72. The property is in a great location within the county and only 10 minutes to downtown Spencer, 20 minutes to Bloomington and 1 hour to Indianapolis.



### TRACT 1: 93.23 +/- ACRES

**Tract #:** 1

**Deeded acres:** 93.23 acres

**FSA Farmland Acres:** \*\*\*463.09 acres

**DCP Cropland Acres:** \*\*\*383.41

**Soil Types:** Dubois silt loam(0-2% slopes), Haubstadt silt loam (2-6% slope), Peoga silt loam (0-1% slope), Stinesville silt loam (2-6% slope)

**Soil NCCPI:** 72 NCCPI

**Base acres and Yield:** \*\*\*Wheat base acres 55.72/PLC yield 51, Corn Base 226.93/PLC yield 149, Soybean base 56.32/PLC yield 45

**CRP Acres/payment:** No CRP

**Taxes:** N/A

**Lease Status:** Tenant in place for 2022:open tenancy 2023

**Possession:** Immediate possession subject to current tenants rights for 2022

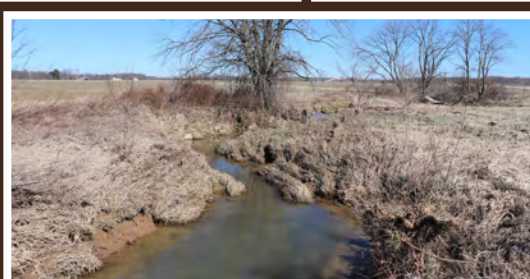
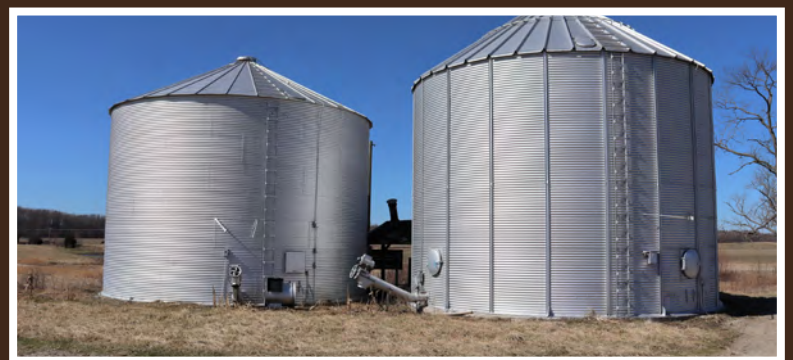
**Survey needed?:** No survey needed

**Brief Legal:** S35 and S36 T10N R3W in Owen Co, IN

**PIDs:** 60-10-35-400-210.001-027, 60-10-36-300-100.002-027

**Lat/Lon:** 39.2561, -86.7035

\*\*\*FSA figures, Base acres, PLC yield figures are from a larger farm and will need to be recalculated



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**RANCHANDFARMAUCTIONS.COM**

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