

LAND AUCTION



44.37 AC± | 1 TRACT | DUBOIS CO, IN

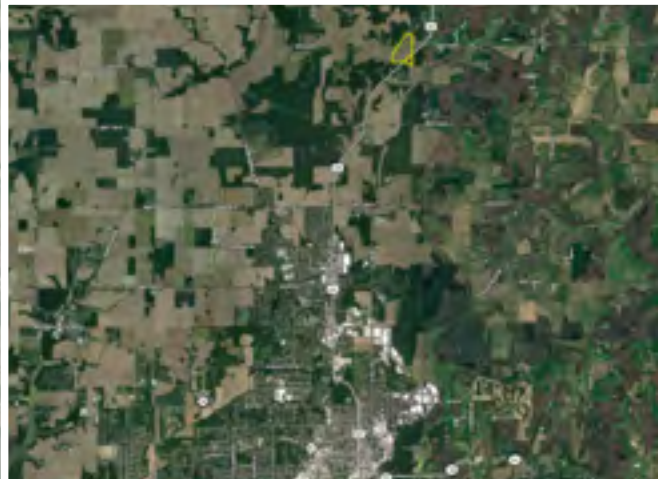
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/1/23 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: KLUB HAUS 61
2031 NEWTON STREET | JASPER, IN 47546

Multi-generational family farm available publicly for the first time in over 150 years. Well-kept Harbison Township land featuring nearly 100% producing acres. Mostly class 2 Stendal and Otwell Silt Loam Soils, this farm holds an overall NCCPI rating of 64.7. Easy access into the farm can be found along North Old Road 45 with substantial frontage also falling along US Hwy 231. The southern boundary of this farm falls along the East Fork of Mill Creek which puts approximately 8 acres into the FEMA Floodplain. The balance of the acreage has been properly terraced and tiled; adding significant value to this farm over time. This property sits in an area that is likely to see future residential and/or commercial development demand. Desirable characteristics such as substantial road frontage and gentle topography will no doubt pay big dividends if & when that time comes. Regardless of development, we think this farm represents a solid investment with a proven track record of better than average productivity.



TRACT 1: 44.37 ± ACRES

Deeded acres: 44.37

Soil Types: Stendal silt loam, Otwell silt loam, Gilpin silt loam

Soil PI/NCCPI/CSR2: NCCPI 64.7

CRP Acres/payment: No CRP

Taxes: \$827.32

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession subject to current tenants rights for 2023

Survey needed?: No survey needed

Brief Legal: 44.37+/- acres Part NW ¼ S1, Part SW ¼ S36 T1S R5W Dubois Co, IN

PIDs: 19-06-01-200-008.000-011, 19-03-36-600-033.001-011

Lat/Lon: 38.4658; -86.9232

Zip Code: 47546



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ZACH HOLT, AGENT: 812.887.2954 | Zach.Holt@whitetailproperties.com

KRIS CHRISTIANSON, AGENT: 812.896.5814 | Kris.Christianson@whitetailproperties.com

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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