

FARMLAND AUCTION

+/- 80 Acres

Helt TWP. Vermillion County, IN.

Auction Time & Date:

Thursday, 10:00 AM EST, November 14th

Auction Location:

Beef House Restaurant

16501 N, IN-63, Covington, IN 47932

Farm is located 6 miles south of Dana, IN.

5.5 miles south of State Rd 71 and US 36 intersection.

Section 25, T15N – R10W, Helt TWP. Vermillion County, IN.

Highly Productive Soils

½ Mile Rows

Excellent Yield History

6 miles south of the AC grain elevator in Dana, IN.

Open Farm Tenancy for 2025

+/- 80 Acres; 83.60 NCCPI SOIL RATING.

All tillable except for the roadside ditch.

Assessor PIN: 83-11-25-200-001.000-007; \$3,762 Real Estate Tax = \$47.03/acre.

Travis Selby

217-304-1686

travis@agexchange.com

IN Auctioneer AU1070091

IN Broker RB1404432



Thursday, November 14th • 10:00 am (EST)

FARMLAND AUCTION

± 80 acres
Offered in 1 Tract

*Live in Person Public Auction
with Online Internet Bidding!*

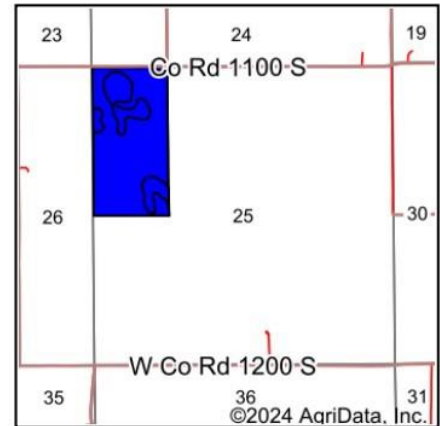
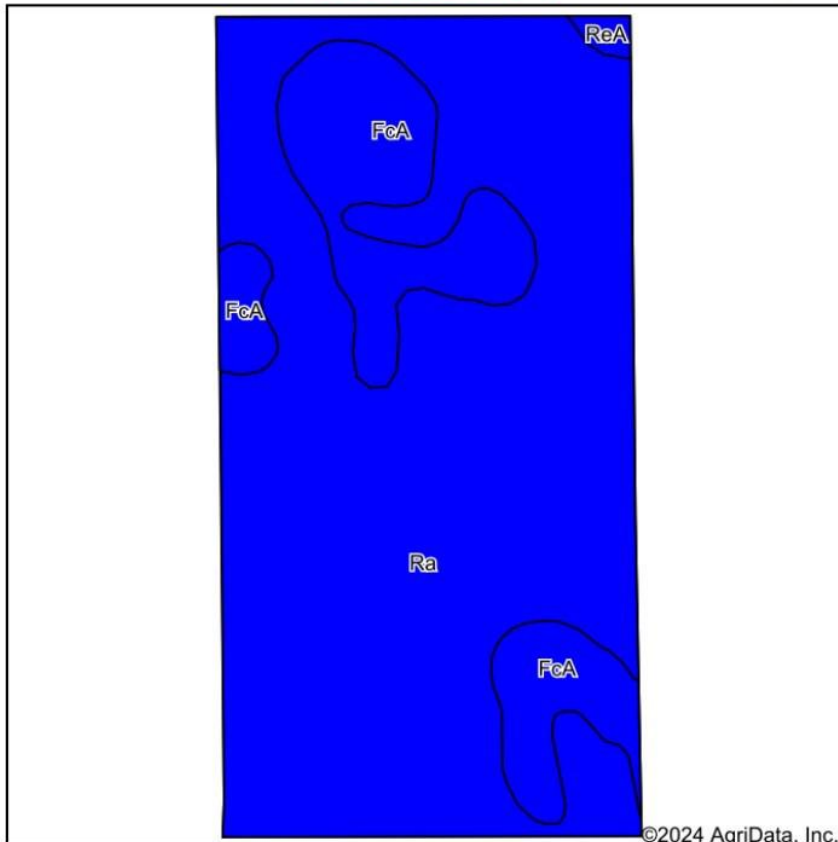
*Auction will be held at the
Beef House Restaurant
in Covington, IN*

Ag Exchange
We know farms. We sell farms.

**Located in Part of Section 25
Helt TWP., Vermillion County, IN**



83.6 NCCPI Soils Map



State: **Indiana**
 County: **Vermillion**
 Location: **26-15N-10W**
 Township: **Helt**
 Acres: **80.02**
 Date: **7/24/2024**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN165, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Ra	Ragsdale silt loam	64.24	80.2%		Ilw	84	72	60	84
FcA	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	15.33	19.2%		Ilw	82	82	72	71
ReA	Reesville silt loam, 0 to 2 percent slopes	0.45	0.6%		Ilw	87	87	79	81
Weighted Average					2.00	*n 83.6	*n 74	*n 62.4	*n 81.5

83-11-25-200-001.000-007

General Bills Payments Deductions Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date
OwnerName	Dowdy, David & Enes H/W
StateParcelNumber	83-11-25-200-001.000-007
PropertyNumber	83-11-25-200-001.000-007
MapNumber	
LegalDescription	007-004-0047-00 W1/2 NW1/4 25-15-10 80 AC
Acreage	80.0000
InstrumentNumber	
BookNumber	
PageNumber	
LocationAddress	1100 S Clinton, IN 47842
OwnerAddress	1449 Pike ST Clinton, IN 47842
NeighborhoodNumber	8307001-007
NeighborhoodName	RURAL RES/AG - HELT
MarketArea	
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	007-004-0047-00
RoutingNumber	



