

LAND AUCTION



45.19 AC± | 2 TRACTS | HENRY CO, IN

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 7/29/25 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: MONTGOMERY CREEK RANCH, 8001 S GRANT CITY RD, KNIGHTSTOWN, IN 46148

PROPERTY PREVIEW: 7/10 | 5-8 PM AT 7916 S GRANT CITY RD, KNIGHTSTOWN, IN 46148

Just 36 miles from downtown Indianapolis and under 2 miles from I-70, this 45.19± acre farm offers a strong mix of tillable ground, pasture, and recreation potential. With 22.4± tillable acres and tons of road frontage, this property is ideal for farming, homesteading, or future development. The four-bed, one-bath, 2,920± sq ft farmhouse has great bones and is ready for renovation. Fenced pasture surrounds the home, and functional outbuildings provide plenty of storage and utility. Open tenancy for 2026 and multiple build site opportunities make this a flexible investment. Whether you're looking to farm, build, or invest, this property is full of opportunity.



TRACT 1 DESCRIPTION: 6± ACRES

Four-bed, one-bath farmhouse with 2,920± sq ft of functional space, solid foundation, and great potential for renovation. Situated on 6 acres with a two-sided driveway, usable older outbuildings, and approx. 2.5 acres of fenced pasture—perfect for a mini farm or homestead.

TRACT 2 DESCRIPTION: 39.19± ACRES

39.19± acres featuring 22± tillable acres, 11± acres of woods, and 3± acres of pasture with open farm tenancy for 2026. The land offers productive soils (NCCPI 54.54) including Miamian silt loam and Losantville clay loam, making it ideal for continued ag use. With approx. 1,700 feet of road frontage and multiple potential build sites, this property also presents a strong investment opportunity for future homesite development.

Deeded acres: 39.19±
FSA Farmland Acres: 22.4±
Soil Types: Miamian Silt Loam, Losantville Clay Loam, Shoals Loam
Soil PI/NCCPI/CSR2: NCCPI 54.54
CRP Acres/payment: 0
Taxes: TBD Total for the current parcel is \$4,474
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenants' rights for 2025
Survey needed?: Survey to be completed immediately to separate the home and 6 acres from the parent tract. Costs will be split between the buyer of Tract 1, the buyer of Tract 2 and the seller.
Brief Legal: Split From Pt W1/2 Sw1/4 21 16 9 45.19 A
PIDs: Split From 33-16-21-300-302.000-029
Lat/Lon: 39.81788, -85.53945
Zip Code: 46148



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TYLER FRITZ, AGENT: 219.242.2701 | tyler.fritz@whitetailproperties.com

ANDREW MALOTT, AGENT: 574.225.2699 | andrew.malott@whitetailproperties.com

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, AU11100014



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