

LAND AUCTION



40 AC± | 1 TRACT | STARKE CO, IN

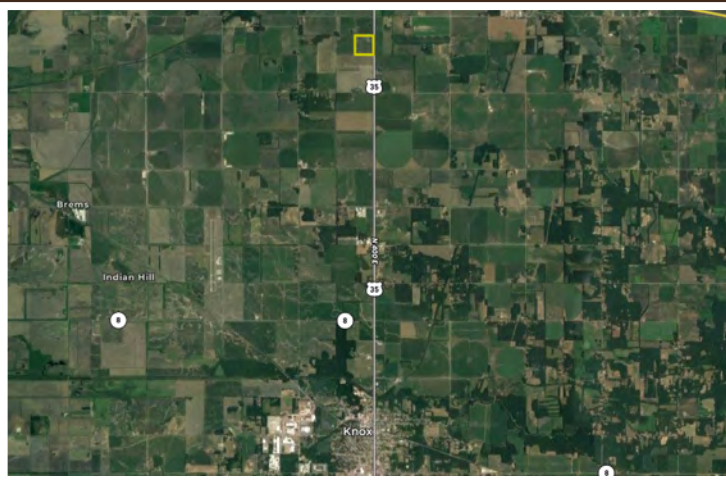
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/4/23 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: JAMES R HARDESTY
COMMUNITY BUILDING | 15 W INDIANA STREET
HAMLET, IN 46532

Available for auction is a nice income producing agricultural property located in Hamlet that offers a lot of potential and features that could be appealing to a new owner. This tract offers a reliable income from farming and has multiple building locations for someone looking for residential development opportunities. The property is currently cash rented and provides an annual income of approximately \$3,500.00 is a great benefit for someone looking to make a return on their investment with farming income. This farm is currently in a corn and soybean rotation and consists of loamy sand soils with an average NCCPI of 46.83. The location of this property is very desirable as it is in a quiet, secluded rural area but conveniently located on US Highway 35 and has approximately 1360 of highway frontage. Less than 24 miles east of Valparaiso, IN., 15 miles west of Plymouth and 5 mile north of Knox, IN.



TRACT 1: 40 ± ACRES

Deeded acres: 40

FSA Farmland Acres: 39.41

DCP Cropland Acres: 39.03

Soil Types: Morocco loamy sand, Maumee variant loamy sand, Brems sand

Soil PI/NCCPI/CSR2: NCCPI 46.83 (county average 53)

CRP Acres/payment: NA

Taxes: 846.72

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: 40A SE ¼ NE ¼ S27 T34N R2W

PIDs: 75-02-27-200-006.000-015

Lat/Lon: 41.369716, -86.621157

Zip Code: 46532



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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
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