

289± ACRES

Offered in 9 Tracts

DeKalb County, IN

TRACTS 1-2

• 196± ACRES OF FSA TILLABLE GROUND • EASY ROAD ACCESS TO ALL TRACTS • FARMING RIGHTS IN 2026 • POTENTIAL BUILD SITES
• HUNTING OPPORTUNITIES • WILLING TO DIVIDE

TRACTS 6-7

TRACTS 3-4

TRACTS 8-9

This is 289± acres of excellent tillable and recreational land alike! 180± total FSA tillable acres across 4 locations in eastern DeKalb County. There are 72± acres enlisted in CRP ground and the remainder is timber and recreational land. Majority of the soil is productive Blount loam and Pewamo silty clay. Road frontage along CR 40 and 42, as well as, CR 61 and 63. Two of the tracts have excellent road access off of State Road 8. Farming Rights in 2026.

— \$15,000/Acre: Tracts 1-4 & 8-9 | \$14,000/Acre: Tracts 5-7 —

TRACT 1: 52± ACRES of mostly tillable farmland. Mostly flat with road frontage along CR 40 and 63.

TRACT 2: 56± ACRES of mostly tillable farmland. Mostly flat with road frontage along CR 42 and 63.

TRACT 3: 24± ACRES of 50% tillable 50% grass and timberland. Great recreational piece along CR 63.

TRACT 4: 16± ACRES of mostly tillable farmland. Slightly rolling with road frontage along CR 63.

TRACT 5: 17± ACRES of mostly recreational CRP land. Mostly flat with road frontage along CR 61.

TRACT 6: 31± ACRES of recreational land partially in CRP, as well as, 10± acres of timber. Road frontage off CR 61.

TRACT 7: 50.5± ACRES of recreational land of mostly CRP. Tract has an open ditch that runs through and road frontage on CR 61 and SR 8.

TRACT 8: 25± ACRES of mostly tillable farmland. Mostly flat with road frontage along SR 8.

TRACT 9: 17.5± ACRES of mostly tillable farmland. Mostly flat with road frontage along SR 8.

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

THALASSA ENERGY (DD/DRU02D)



LISTING AGENTS:

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TRACTS 1-2



TRACTS 3-4



TRACT 5

— \$15,000/Acre: Tracts 1-4 & 8-9 |

\$14,000/Acre: Tracts 5-7 —

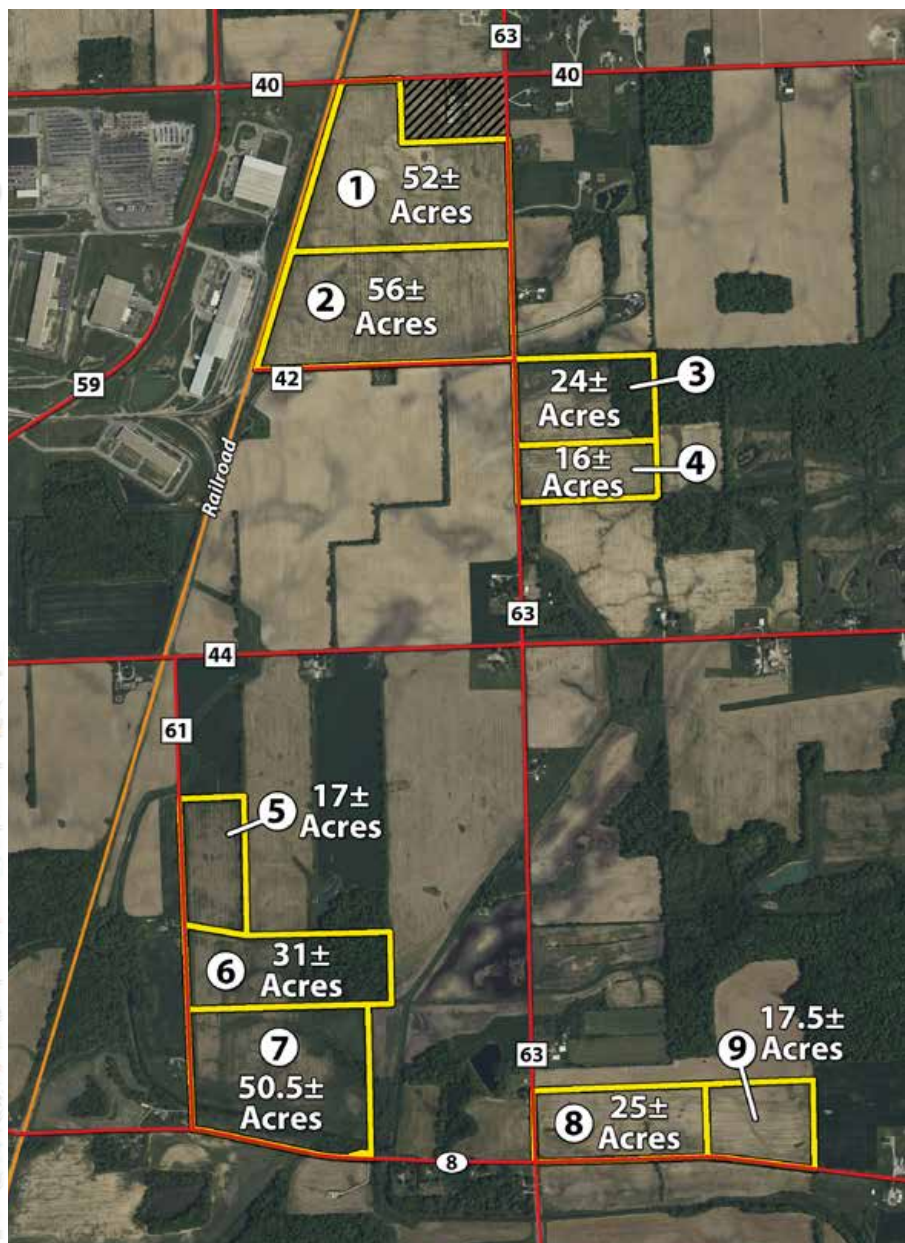
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PROPERTY DIRECTIONS:

Tract 5-7: Take State Road 8 east out of Auburn. Continue for 9 miles and arrive at CR 61. Turn north and the property is on the east side of the road.

Tract 1-4 and 8-9: Take State Road 8 east out of Auburn. Continue for 9.5 miles and arrive at CR 63. Turn north and Tracts 8-9 are on the east side of the road. Continue north 1.5 miles and tracts 1-4 are on the east and west side of the road.



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