

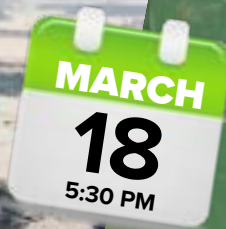
235.67 ACRES+/-

DECATUR & SHELBY COUNTY, IN

Open House 3/13/2021 by Appointment Only
at 10674 W Co Rd 50 N, Greensburg, IN



AUCTION LOCATION: ST PAUL GYM
202 E SCHOOL ST, ST PAUL, IN



4 Tracts - Section 6 of Clay TWP & Section 36 of Noble TWP

**LIVE AUCTION WITH
ONLINE BIDDING AVAILABLE**

Tract 1

80+/- acres of tillable land, with a weighted average production index of 145.6 and a NCCPI of 61.9. There is a slight roll with this field that provides excellent surface drainage. There is access from roads 1200 South and 500 East. This is a rare 80-acre rectangular shaped field with no offsets or tree lines. Taxes are \$1,953.72.

Tract 2

102+/- acres which consists of 79 acres tillable and 16 acres of woods. The slightly rolling land has a weighted average production index of 134.8 and a NCCPI of 66.4. There are many quality potential building sites on this tract. Taxes will be determined at the sale, but estimated at \$1,800

Open House on 3/13/2021 by appointment only at
10674 W Co Rd 50 N, Greensburg, IN

Tract 3

27+/- acres comprised of 25 acres of pasture and 2 acres for the buildings. There is a 1-story, 3-bedroom house with an attached garage. This 2,174 sq ft. brick home offers a beautiful, enclosed porch and sits on a hill allowing a view of the front pastures. A 62' X 30' barn with a full hay loft and an attached 62' X 20' lean-to has multiple uses. There is also a nostalgic silo attached. A 36' X 30' open face shed has plenty of room for any kind of equipment storage and a 27' X 27' detached garage is perfect for any hobby. The fencing around the tract is in good shape and ready for livestock. Taxes will be determined at the sale, but estimated at \$1,400.

Tract 4

Fully tillable tract at 27+/- acres. This field is rectangle shaped with no obstacles. The weighted average production index of 143 and a NCCPI of 60.8. The taxes on this tract are \$586.14.

TERMS: 10% (non-refundable) down earnest money per tract the day of the auction upon successful bidding. 1.5% Buyers Fee. Close on or before April 17, 2021. Any statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.

LANDPROZ

ANDREW FANSLER

LANDPROZ OF INDIANA
BROKER
Indiana
317-557-0577
andrewfansler@landproz.com



LANDPROZ

BRIAN OWENS

LANDPROZ OF INDIANA
AUCTIONEER
Indiana
812-528-7021
brianowens@landproz.com

