

LAND AUCTION



60.44 AC± | 1 TRACT | PUTNAM CO, IN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/3/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: BAINBRIDGE COMMUNITY CENTER
201 US-36 | BAINBRIDGE, IN 46105**

Nice sized productive tillable tract of ground in convenient area of Putnam Co. Property has a good road frontage with multiple building site possibilities along with easy access for farm equipment.

60.44+/- total acres with 48.99 productive tillable acres according to the FSA. The overall NCCPI rating is 78.2 and is primarily composed of Reesville, Xenia and Russell silt loams. If your looking for a solid land investment, 1031 exchange possibility or just to simply diversify your wealth portfolio, this is an excellent option. With approximately 2700 feet of road frontage from the south and east, there are multiple ideal areas for building sites. Property in a great location within the county, only 15 minutes to downtown Greencastle, 45 minutes to Indianapolis and 1 mile west of Bainbridge.



TRACT 1: 60.44 ± ACRES

Deeded acres: 60.44

Soil Types: Reesville silt loam, Xenia silt loam, Russell silt loam, Miami clay loam

Soil PI/NCCPI/CSR2: NCCPI 78.2

CRP Acres/payment: .9 acres paying \$270.80/acre expires 9/24

Taxes: \$1,157 for the whole year.

Lease Status: Open Tenancy for 2023 crop year after wheat harvest

Possession: Immediate possession subject to current tenants rights for 2022 wheat

Survey needed?: No survey needed

Brief Legal: E1/2 Ne S10 T15N R4W 60.34a Putnam Co, IN

PIDs: 670510100008000013

Lat/Lon: 39.7548, -86.8341

Zip Code: 46105



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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