

LAND AUCTION



146.58 AC± | 1 TRACT | DEKALB CO, IN

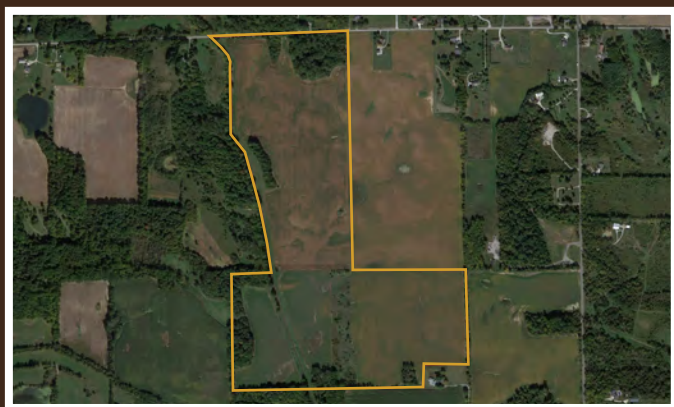
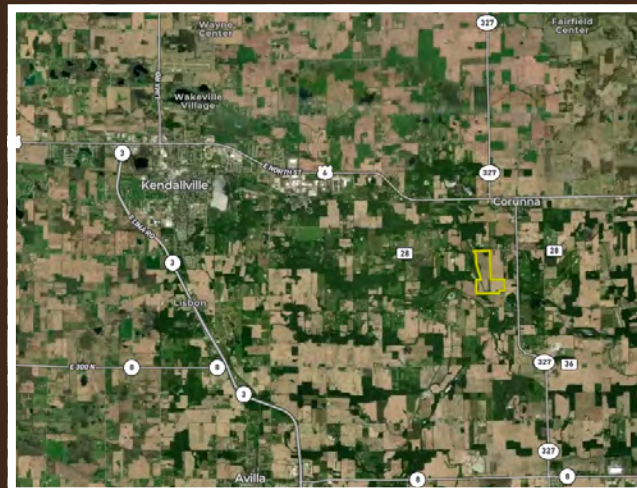
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/6/23 | AUCTION TIME: 11:00 AM

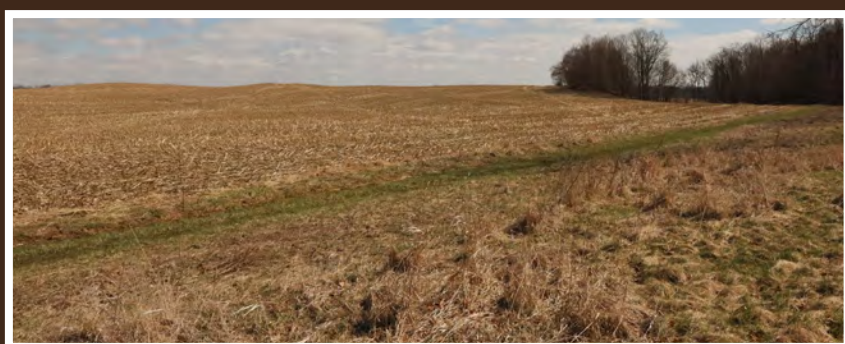
**AUCTION LOCATION: GARRETT AMERICAN LEGION
515 W FIFTH ST | GARRETT, IN 46738**

What a rare opportunity to own this multigenerational farm being offered to the public for the first time in several generations. At 146.58+/- acres, this prime tillable ground could be a great addition to your operation or an investment piece to grow your portfolio. Located in the West part of DeKalb County, just 6 miles East of Kendallville and 7 miles NW of Auburn. This property sits in a great location. With an overall NCCPI of 65.8 this ground could be an immediate producing farm for your operation.



TRACT 1: 146.58 ± ACRES

- **FSA Farmland Acres:** 131.42+/-
- **DCP Cropland Acres:** 130.16
- **Soil Types:** Rensselaer Loam, Boyer Sandy Loam, and Blount Loam
- **Soil PI/NCCPI/CSR2:** NCCPI 65.8
- **CRP Acres/payment:** 1.91 acres paying \$208.80/acre and 2.60 acres paying \$202.80/acre thru 9/24
- **Taxes:** \$1939.40
- **Lease Status:** Open tenancy for 2024 planting season
- **Possession:** Immediate possession subject to current tenants rights for 2023
- **Survey needed?:** No survey needed
- **Brief Legal:** Part E1/2 NE1/4, N1/2 E1/2 SE1/4, N1/2 W1/2 Sw1/4
- **PIDs:** 17-05-08-200-002.000-016, 17-05-08-400-002.000-016, 17-05-09-300-006.000-016
- **Lat/Lon:** 41.4188,-85.1582
- **Zip Code:** 46730



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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