

# LAND AUCTION



## 79.74 AC± | 1 TRACT PUTNAM CO, IN

### AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 12/1/20 | **AUCTION TIME:** 6:00 PM

**AUCTION LOCATION:** PUTNAM COUNTY AIRPORT HOTEL  
102 BALLARD LN., GREENCASTLE, IN 46135

**OPEN INSPECTION:** CALL AGENT FOR A VIEWING

Productive tillable tract 10 minutes East of Greencastle, IN in the convenient area of Putnam County. If you're looking for a solid land investment, a mainly tillable piece to add to your operation, or to diversify your portfolio, this is a fantastic option. This would also be a great choice for anyone looking to do a 1031 exchange. Property has a lot of road frontage, multiple building sites, and provides easy access for farm equipment. Soils are highly productive and primarily consists of Fincastle and Xenia Silt loam.

### RANCH & FARM AUCTIONS, LLC

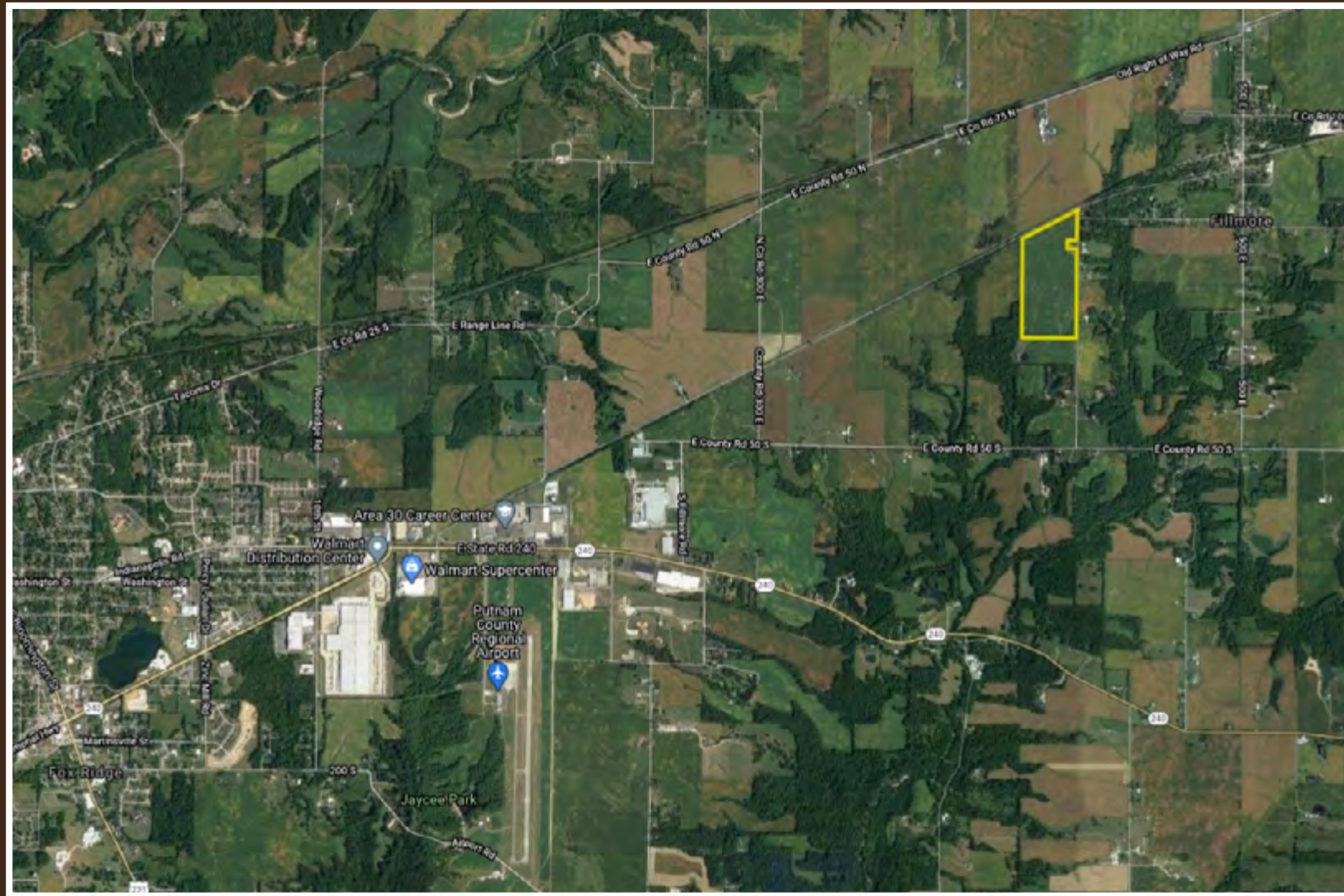
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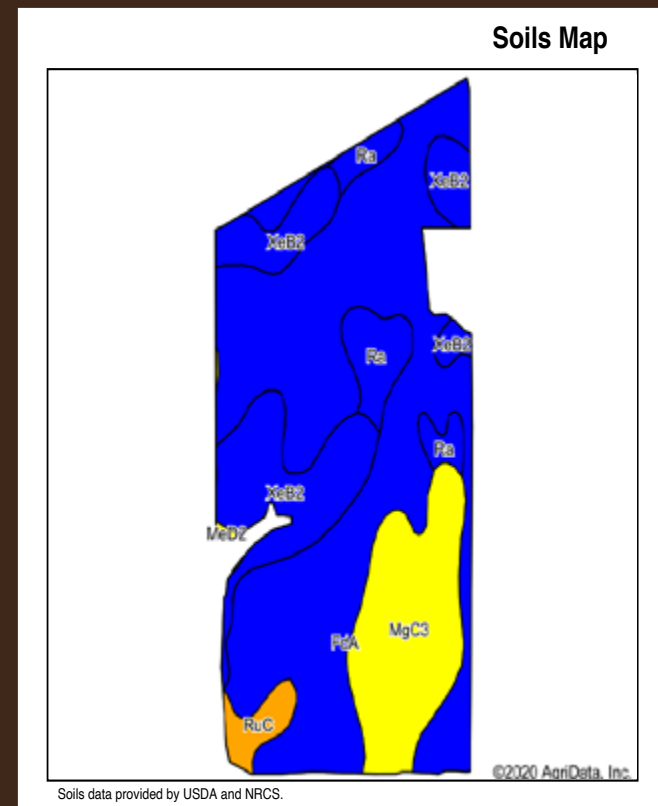


# LANDAUCTION | 12/1/20 | 6:00 PM



**TRACT 1: 79.74 +/- ACRES.** 79.74 +/- acres with 74.24 +/- tillable acres according to the FSA with a NCCPI rating of 77.2. If you're looking at adding to your current operation or to diversify your investment portfolio with an income producing farm, this is an excellent offering. With over 2700 feet of road frontage, there are multiple areas for building sites and superb access. Farm will be selling with possession after the 2020 crop harvest. This property is in a great location within Putnam County and only 10 minutes to Greencastle or 40 minutes to Indianapolis.

- 74.4 +/- tillable with NCCPI rating of 77.2
- Lots of road frontage and easy access for equipment
- Multiple building sites
- Great option for 1031 exchange
- Conveniently locate 10 minutes from Greencastle and 40 minutes to Indianapolis



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Non-Irr Class *c	Corn	*n NCCPI Overall
FdA	Fincastle silt loam, 1 to 3 percent slopes	42.15	56.8%	Blue	3.6ft. (Dense material)	very limited	Somewhat poorly drained	Ilw	149	84
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	13.60	18.3%	Blue	4.8ft. (Dense material)	very limited	Moderately well drained	Ile	152	79
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	12.04	16.2%	Yellow	2.8ft. (Dense material)	very limited	Moderately well drained	Ive	121	46
Ra	Ragsdale silt loam, 0 to 2 percent slopes	4.57	6.2%	Blue	> 6.5ft.	very limited	Poorly drained	Ilw	185	90
RuC	Russell silt loam, 6 to 12 percent slopes	1.68	2.3%	Orange	4.4ft. (Dense material)	somewhat limited	Well drained	Ille	145	83
MeD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.20	0.3%	Yellow	3ft. (Dense material)	very limited	Moderately well drained	Ive	116	52
<b>Weighted Average</b>									<b>147</b>	<b>*n 77.2</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close unless otherwise noted
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment

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