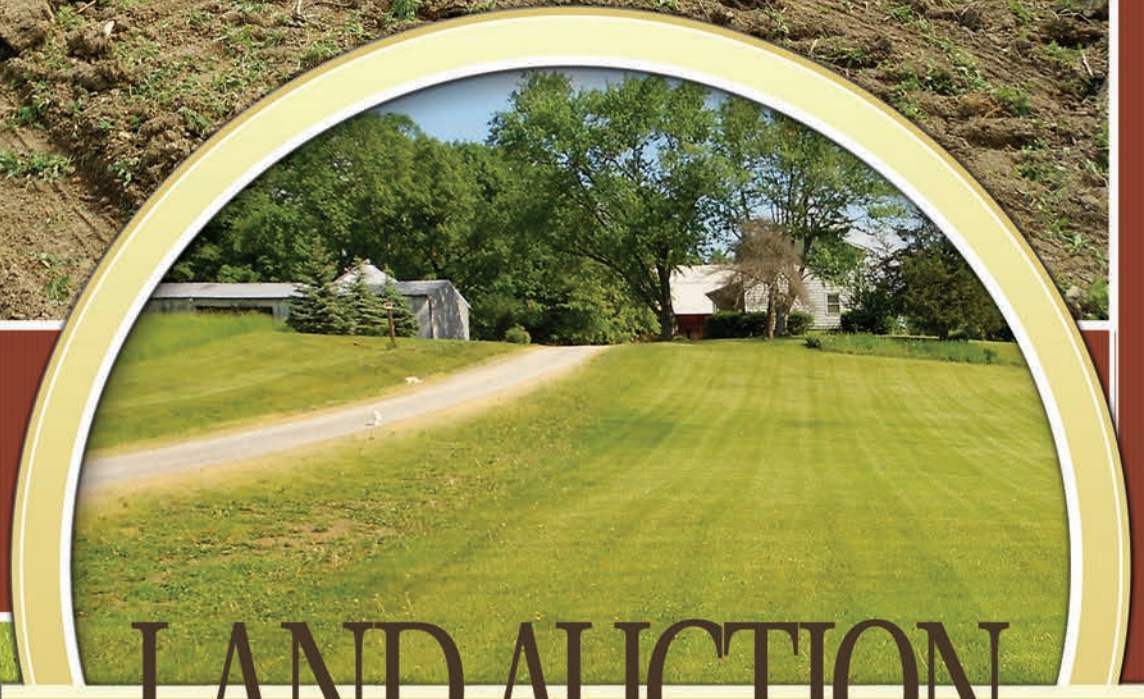


DeKalb Co., IN

80± Acres

OFFERED IN 2 TRACTS OR COMBINATION

- 2-Story Home
- Outbuildings
- Productive Cropland
- Hay & Pasture Land



LAND AUCTION

SATURDAY, JULY 27TH • 10:00 AM

HELD AT THE COUNTRYSIDE CHURCH OF CHRIST
jct. of Roth & Hursttown Roads, north of Grabill, IN

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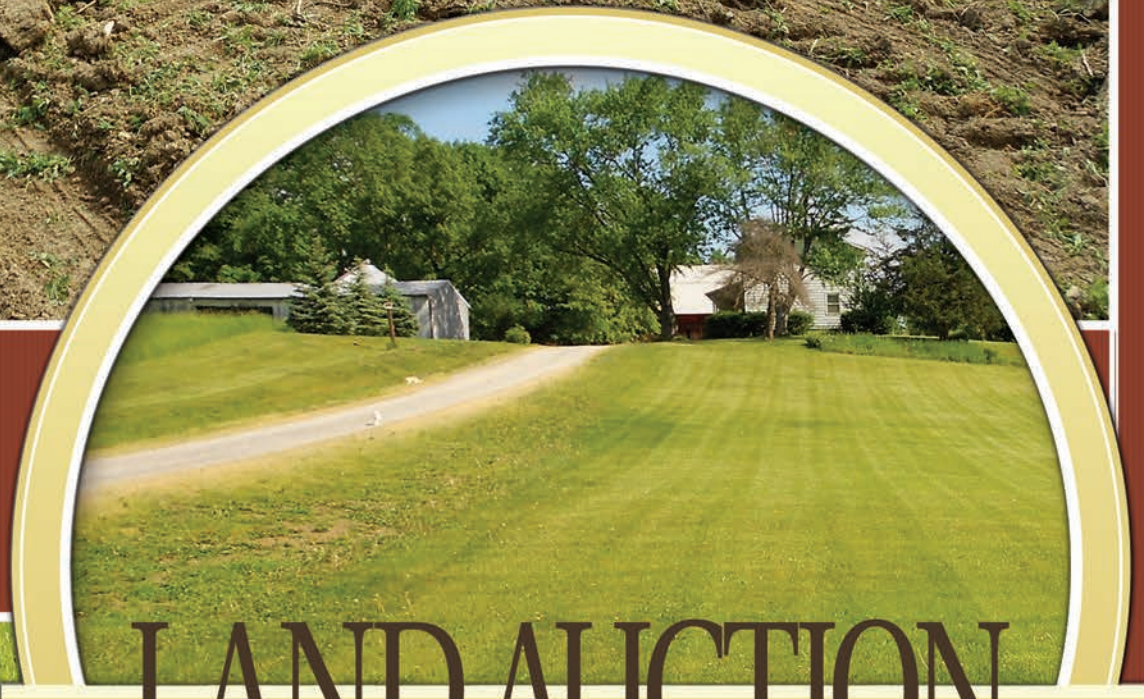
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DeKalb County, IN

80± Acres



Road frontage to the west



Road frontage to the east



Mixed hay field west of driveway



Rolling hay and pasture

Front lawn east of drive, could be hay, pasture, or tillable

LAND AUCTION

SATURDAY, JULY 27TH • 10:00 AM
at the Countryside Church of Christ

Open House & Property Inspections:
THURSDAY, JUNE 27, 5-7PM
SATURDAY, JUNE 29, 1-5PM

This 80 acre farm located at 4921 Co. Rd. 72, Spencerville, IN, just in the edge of DeKalb County, would lend itself well to a general grain and livestock farm, with both productive cropland and gently rolling hay and pasture land.

The 5 bedroom, 2 story home sits on a full basement with 2 kitchens (1 in basement) and 3 full baths. (All appliances stay in home.) There is a fireplace in the basement and an attached 2-car garage. This home is approx. 41 years old and is very sound. The basement is dry and no sump pump was ever needed. Front lawn is shaded by mature maples around the home.

There is a red barn, 37' x 60', with a complete concrete floor. It has both water & electric, and is square & sound with a good roof. Cosmetics is all that is needed in the way of doors and paint to put it back in tip-top shape. A 40' x 80' x 12' eve tool shed with earthen floor exists for equipment & other storage.



5 BR, 3 BA 2 story home with finished basement



37 x 60 barn



40 x 80 tool shed



Looking north across large field west of grass lane

DIRECTIONS TO PROPERTY: From the north edge of Leo-Cedarville on State Highway #1, travel northeast approximately 4-1/4 miles to the North County Line (just past the railroad tracks), this is County Road 72 in DeKalb County. Turn west on CR 72 approximately 1/2 mile. Farm is on the north side of the road.

DIRECTIONS TO AUCTION SITE:

The auction is being held at the Countryside Church of Christ, located north of Grabill on Roth Road at the intersection of Hursh-town Road (14314 Hurshtown Road.) This is at the northeast corner of the large Hurshtown Reservoir.



Auction location: Countryside Church of Christ

TRACT #1: Approx. 6.7 ± acres with a 2 acre mixed hay field west of the long drive and is about 1/3 covered in large mature trees. Beautiful hill top setting.

NOTE: The grain bin and dryer is owned by Steve Watson and will not sell with the farm.

TRACT #2: Approx. 73.3± acres or the balance of this farm varies greatly from highly productive Blount silt loam on a flat 1-4% slope, representing about 1/3 of the farm soil type. Morley, Glynwood loam, Walkill silt loam, & Pewamo silty clay make up the other 2/3 of the soils. Weighted average for yields are shown on the surety soils map. Approx. 3 acres of woodland is located at the southeast corner of the farm. Approx. 1.75 acres pond area is located south of the far north field west of the farm lane, great for livestock or wildlife watering.

GREAT DEER HUNTING! Because of the surrounding woods and the natural travel corridors with water available all you have to do is sit in one of the fence rows and wait, and the deer will walk right past you. I know for a fact! 3 different years I have hunted this farm and have taken 2 does and an 8-point buck from the same spot.

PLEASE NOTE: If the tracts sell separately, a permanent deeded easement will be given to the buyer of Tract #2 for ingress and egress the farm using existing farm driveway and lane through the woods for agricultural purposes.



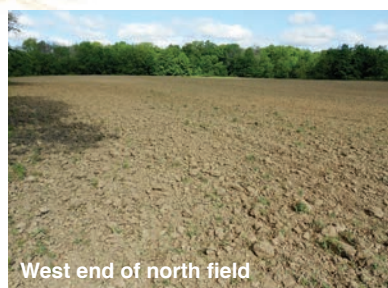
2013 wheat crop on May 25th



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	27	33.7%		Ile	135	19	4.5	8.9	44	61
GnB2	Glynwood loam, 3 to 6 percent slopes, eroded	21	26.2%		Ille	125	18	4.1	8.3	44	56
Pe	Pewamo silty clay	13.3	16.7%		Ilw	155	22	5.1	10.2	42	62
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	7.6	9.5%		IVe	105	16	3.5	6.9	37	47
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MoD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.9	1.2%		IVe	100	15	3.3	6.6	35	45
BaA	Blount silt loam, 0 to 2 percent slopes	0.4	0.5%		Ilw	140	19	4.6	9.2	46	63
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MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded	0.1	0.1%		Ile	125	18	4.1	8.3	44	56
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SELLER: WATSON TRUST
Auction Manager:
Dennis Bennett, 260-433-2159

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West end of north field



East end of north field

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 tracts, and any combination of tracts. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on tracts, and tract combinations may compete.
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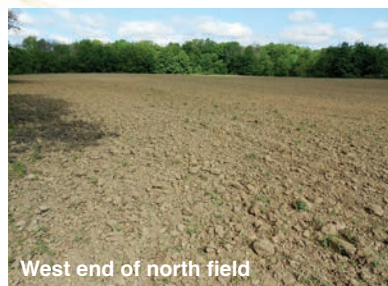
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