

100± Acres

Offered in 3 Tracts

85 Total USDA Crop Acres

Between Knightstown, New Castle and SpiceLand

3 MI. South of I-70 at HWY 109

then East, Easy Access

South Henry School Corp.

Many Potential Uses of Cropland, Pasture and Recreation

Nice Investment Tracts

Tax Exchange Potential

2 MI. East of Royal Hylands Golf Club

THURSDAY, AUGUST 19TH • 6PM | Henry County, IN

EAST CENTRAL LAND AUCTION

Held at Knightstown Sunset Park | Between Knightstown & SpiceLand

SCHRAEDER

800.451.2709 • www.SchraederAuction.com

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INSPECTION DATES:

Tues, July 27 from 4-6pm
& Tues, August 10 from 4-6pm
Meet agent on Tract 3.

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All Acreages are Approximate / Sec. 24 Twp. 16N R 9E

TRACT 1: 30± ACRES w/ approximately 25± acres of cropland. Good frontage on CR 750 S. Nice size tract for investment or crop operation!

TRACT 2: 27± ACRES w/ approximately 3± acres cropland, 7± acres of rolling pasture & 17± acres of woodland. Great recreational property!

TRACT 3: 43± ACRES w/ approximately 40± acres of cropland. Good frontage on CR 750 S. Good soil index & long term investment tract.



TRACT 3



TRACT 1



AUCTION SITE: Knightstown Sunset Park, 206 S Hill Ave Knightstown, IN • From the intersection of HWY 40 & HWY 109, travel 1 block West on HWY 40 to Hill St. Then South 1 block to the park on the right.

PROPERTY LOCATION: 2 miles North of Knightstown at the intersection of CR 750 S & CR 500 W or from I-70 & HWY 109, travel South 1 mile to CR 750 S then East 2 miles. Property on the South side or from the stockyards at HWY 40, travel North on S Mill Rd to CR 750 S then East 1 mile. Property on the South side of road.



TRACT 1



TRACT 1



TRACT 3



TRACT 3



TRACT 1



TRACT 3

Owner: Javca LLC

Sales Manager: Steve Slonaker • 877.747.0212 • cell: 765.969.1697

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