DeKalb County, IN

- 40.42± acres of FSA tillable ground
- Easy road access
- Farming rights in 2027
- Potential build sites
- Hunting opportunities

For Sale

53.2± acres



This 53.2± acre farm offers an excellent mix of tillable and wooded recreational land in a quiet county setting just minutes east of Auburn. The farm features approximately 40.42± acres of FSA tillable land with 12± acres of timber at the back of the property. Soils are primarily Blount loam and Pewamo silty clay loam. Excellent road frontage along CR 38 provides convenient access, with all town amenities just a short drive away. Farming rights are available beginning in 2027. The property can be offered in multiple tracts, giving buyers the flexibility to purchase the acreage that best fits their needs. Do not miss this opportunity to own a fantastic piece of DeKalb County land!

Listing Price:
$749,000





STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

53.2± acres of tillable farmland and wooded recreational land. Mostly flat with road frontage along CR 38. Property has a lane splitting the tillable land and giving access to the wooded land.

PROPERTY DIRECTIONS: *Take SR 8 east out of Auburn. Continue for 1.5 miles and arrive at CR 35. Turn north and drive 1.5 miles just past the Bridgewater Golf Course and arrive at CR 38. Turn right and drive ½ mile, the property is on the north side of the road.*

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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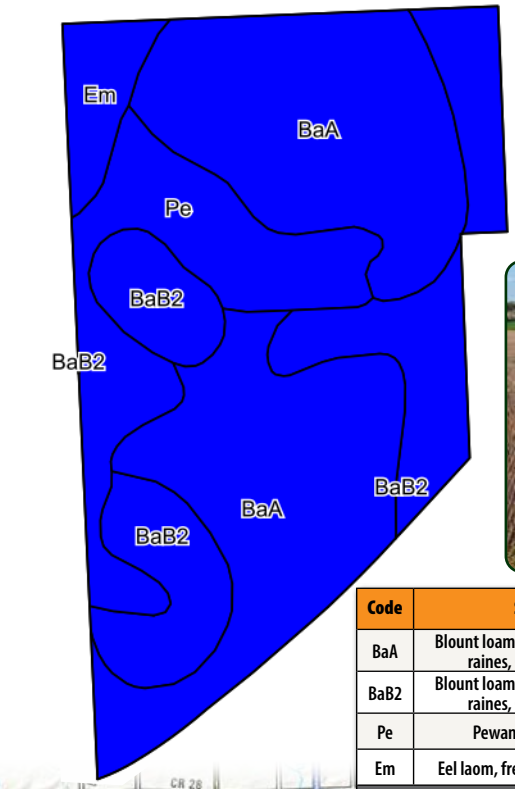
LISTING AGENT:
Daniel Days • 260-233-1401
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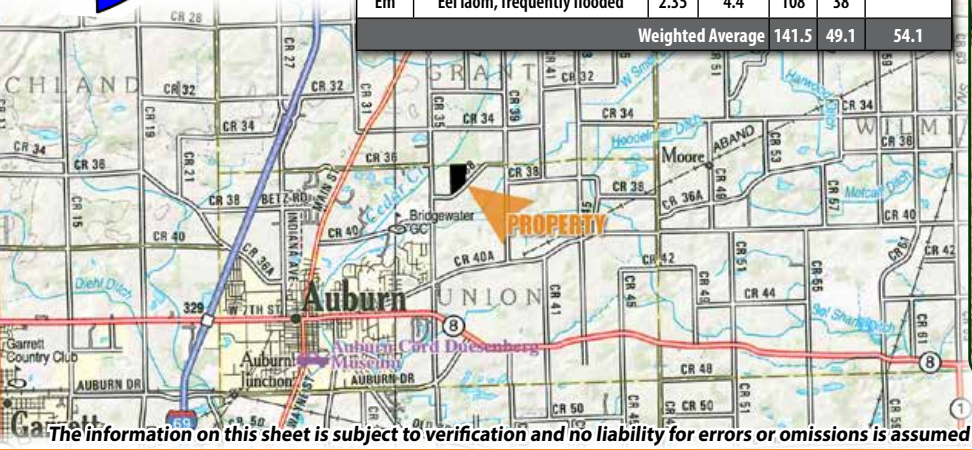


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Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
BaA	Blount loam, interlobate moraines, 0-2% slopes	27.90	52.1	142	52	56
BaB2	Blount loam, interlobate moraines, 0-2% slopes	13.95	26.0	137	50	54
Pe	Pewamo silty clay	9.37	17.5	155	42	62
Em	Eel laom, frequently flooded	2.35	4.4	108	38	
			Weighted Average	141.5	49.1	54.1





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