

East Central Indiana - Delaware & Blackford County

REAL ESTATE AUCTION

Wed, Nov. 3 • 6pm - *Tillable Cropland!*



60±

Acres, Offered in 2 Tracts

- Beautiful Secluded Woodland • Great Homesite Potential • Good Mix of Pewamo, Blount & Glynwood Soils • County Legal Drain Access
- Great Location - 2 Mi. from Hwy 3 • Between Eaton & Hartford City
- Buyer to Receive 2022 Crop Rights

AUCTION LOCATION: Delaware County Fairgrounds, Heartland Hall Building • 1210 N Wheeling Ave Muncie, IN **PROPERTY LOCATION:** *Tract 1* - From Hwy 3 & 28 on the N side of Muncie, travel N approx. 6 mi. to CR 1200 N, turn right (E) & travel about 2 mi. to farm on the N side. *Tract 2 from Tract 1* - Travel E on CR 1200 N to Willman Rd, then left (N) approx. 2 mi. to farm on the right.

Tr. 1 (Union Twp, Delaware Co): 50± acres, great combo of tillable land & mixed woodland. Wonderful potential homesite location w/ frontage along Delaware County Rd 1200 N. Examine the possibilities w/ this unique & beautiful land offering! **Tr. 2 (Jackson Twp, Blackford Co): 10± acres**, all tillable tract, mostly Pewamo, Blount & Glynwood soils. Frontage along Blackford County Rd CR 450 S & Willman Rd. Perfect mini-farm site or simply add to your operation.

INSPECTION DATES: Thur, Oct. 21 • 9-10am & Sat, Oct. 23 • 9-10am

SELLERS: Raymond & Judy Brown

SALE MANAGER: Mark Smithson • 765.744.1846 #AC63001504, #AU10100108

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