

LAND AUCTION



**AUCTION
CAST**

IN PARTNERSHIP WITH LANDPROZ

TIMED ONLINE

148.86 ACRES OFFERED AS 8 TRACTS LAWRENCE CO. & JACKSON CO., IN

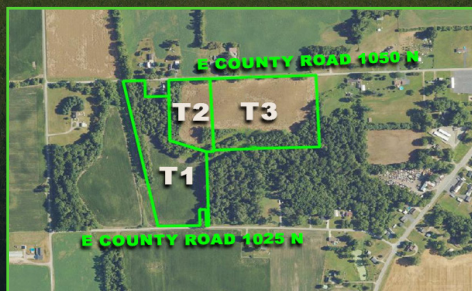
AUCTION LOCATION: LANDPROZ.COM

OPEN HOUSE: ON SITE AT T-3 & T-7 ON SATURDAY JUNE 21 FROM 2-3PM

JULY

10

**BEGINS TO
CLOSE @
6:30 PM**



**NEAR 10645 E COUNTY RD 1050 N
SEYMOUR, IN 47274**



**NEAR 801 CHURCH CAMP RD
BEDFORD, IN 47421**



**NEAR 20122 ST RD 450 W
SHOALS, IN 47581**

OFFERED AS 8 TRACTS

LANDPROZ

ONLINE BIDDING AT LANDPROZ.COM

#2808 FARM AUCTION - TIMED ONLINE AUCTION

PROPERTY DESCRIPTION

LandProz is pleased to present the Country Lots and CRP land auction in Jackson and Lawrence Counties. These lots, tillable farms, and CRP will be offered to the public to bid their price via LandProz AuctionCast at LandProz.com.

Are you looking for a prime location to build a new home, start your own mini farm, or invest in passive income real estate? If so, this land with its convenient location [T1-T3 = Seymour, and T4-T7 = Bedford] may be just the perfect fit for you, with lot sizes of 4.92 +/- acres up to 13 +/- acres.

After the current crop is harvested, these lots will be ready for your custom home to be built, or continue leasing out to a local farmer while you dream and make plans about how to design the mini farm of your dreams!

Looking to be further away from town? Check out T8 with its income producing CRP, situated on the East Fork of the White River, surrounded by bottom land crop fields and towering trees.

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PROPERTY FACTS

TRACTS 1-3

- Tract 1: 11.5+/-, Tract 2: 5+/- & Tract 3: 13+/- Deeded Acres
- Rural water and electric at the road
- Convenient access to Hwy 31 & I-65
- WAPI of 93.3
- 8.5 miles to Seymour, IN

TRACTS 4-7

- Tract 4: 5+/-, Tract 5: 5+/-, Tract 6: 5+/- & Tract 7: 4.92+/- Deeded Acres
- Rural water and electric at the road
- Convenient access to Hwy 50 & Hwy 37
- WAPI of 112.2
- 4 miles to Bedford, IN

TRACT 8

- Tract 8: 99.44+/- Deeded Acres
- Convenient access to Hwy 450
- Income producing CRP land
- East Fork White River access

**SCAN QR
CODE
TO VIEW
AUCTION**



TERMS: 10% down [non-refundable] of earnest money down, on each tract, the day of the auction. Remainder due at closing. Closing will be on or before August 27, 2025. Bidding will be total dollars, unless otherwise indicated by the auctioneer. Purchase price and/or deeded acres may change because of a survey or other factors, in which case the total sales price will be adjusted to reflect that. Seller to pay for survey, if needed. Possession of cropland is after the 2025 crop is removed. Buyer to have possession of woods & CRP at closing. There will be a 5% Buyer's Premium added to the final purchase price. [TRACT 8]: At closing, the buyer agrees to take the assignment of any and all government programs, including CRP, and agrees to follow through with the contract until its termination date, or may elect to cancel the program and pay any fees from its termination. Seller reserves the right to accept or reject any and all bids. The auction company and seller reserve the right to preclude any person from bidding if there is any concern as to a person's credentials or fitness to bid or enter into a contract. Any statements made the day of the auction take precedence over previous materials. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor the seller guarantee its accuracy. Closing will take place at Seymour Abstract & Title.

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Broker Andrew Fansler - IN