



**PARCEL DESC.** Level, Pasture, Tillable  
**TYPE USE** Agriculture, Residential  
**# ACRES** 35.0000  
**RESTRICTIONS**  
**SELLING PRICE**  
**CLOSING DATE**  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Adams County  
**SUBDIVISION** None  
**TOWNSHIP** Hartford  
**WOODED ACRES**  
**TILLABLE ACRES**  
**PASTURE ACRES**  
**TIMBER ACRES**

**WATERFRONT** No  
**WATER FRONTAGE**  
**LAKE TYPE**  
**SURVEY** No  
**SOIL TEST** No  
**ASSOCIATION DUES \$**  
**ASSOCIATION DUES FREQUENCY** Not  
**WATER UTILITY** Well Needed  
**SEWER TYPE** None  
**FUEL TYPE** None  
**ELECTRICITY TYPE** None  
**LEGAL DESCRIPTION**

**LOT DIMENSIONS** irreg  
**FLOOD PLAIN** No

**ELEMENTARY** South Adams  
**MIDDLE** South Adams  
**HIGH** South Adams  
**PARCEL #** 01-10-01-100-007.000-005  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$2,431.08

**DOCUMENTS AVAILABLE** Aerial Photo

**PROPOSED FINANCING** Cash, Conventional  
**LOCATION** Rural

**Remarks** \*\*THIS IS TRACT # 2 which consists of 35+/- acres of farmland. The property has approximately 50 acres +/- of land that will be offered individually, combinations or as a whole unit at a LIVE / ONLINE Simulcast Public Auction on Thursday, November 9 at 6:30 pm. The LIVE Auction will be held at the Clock Tower Inn, located at 1335 U. s. Hwy 27 Berne IN, or you may bid Online from home. There will be two Open Houses held on Sun. Oct. 29 (1-2) and Sun. Nov. 5 (1-2).\*\*\* The 50 acres +/- will be offered in 3 tracts THIS IS TRACT # 2 which consists of 35+/- acres of farmland. Tract #1 is Residential Home at 3730 W. State Rd. 218 in MLS. Tract # 3 is a "Swing Lot" of 10.5 +/- Acres of wooded land which may only be purchased in combination with Tract 2 or by any adjoining property owner. <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>>

**Directions to Property** From HWY 69 South of Markle take IN-218 East towards Berne, Property on the right side before you reach the town of Berne.