



# Home & Farmland Auction

**50 AC.+ : 2 TRACTS : RANDOLPH COUNTY INDIANA**

**AUCTION: Live Onsite**

**AUCTION DATE: 02/01/2025**

**AUCTION TIME: 1:00 PM. OPEN HOUSE : Jan. 24<sup>th</sup> 2:00 PM. – 7:00 PM.**

**AUCTION HELD AT: On Site, 2844 E. 700 S. Lynn IN. 47355**

**Farm Equipment and personal property will be sold on the same day  
Auction starts at 9:30 AM.**

Discover the perfect farm in Randolph County Indiana. Located 5 miles north of the Randolph/Wayne County line, this property offers a variety of different opportunities for a buyer. Tillable investment, hobby farm, recreation farm and the list goes on! The entire property consists of 50 +- deeded acres. 23 acres of which is slightly rolling, has established, maintained drainage and has been row cropped, soil types: blount Silt loam, ground moraine. Approximately 9 acres of fenced pasture ready for livestock or put back into crop. The woods on the back of the property has some nice mature trees and a lot of wildlife sign.

3 Bedroom House w porch and Attached Garage. 60'x 100' Pole barn with Porch and loft. 45'x 62' Post and Beam Barn, Resided and repaired in recent years. 20'x 24' Outbuilding.

The perfect produce farm property with 2 larger highways within a mile for roadside stands.

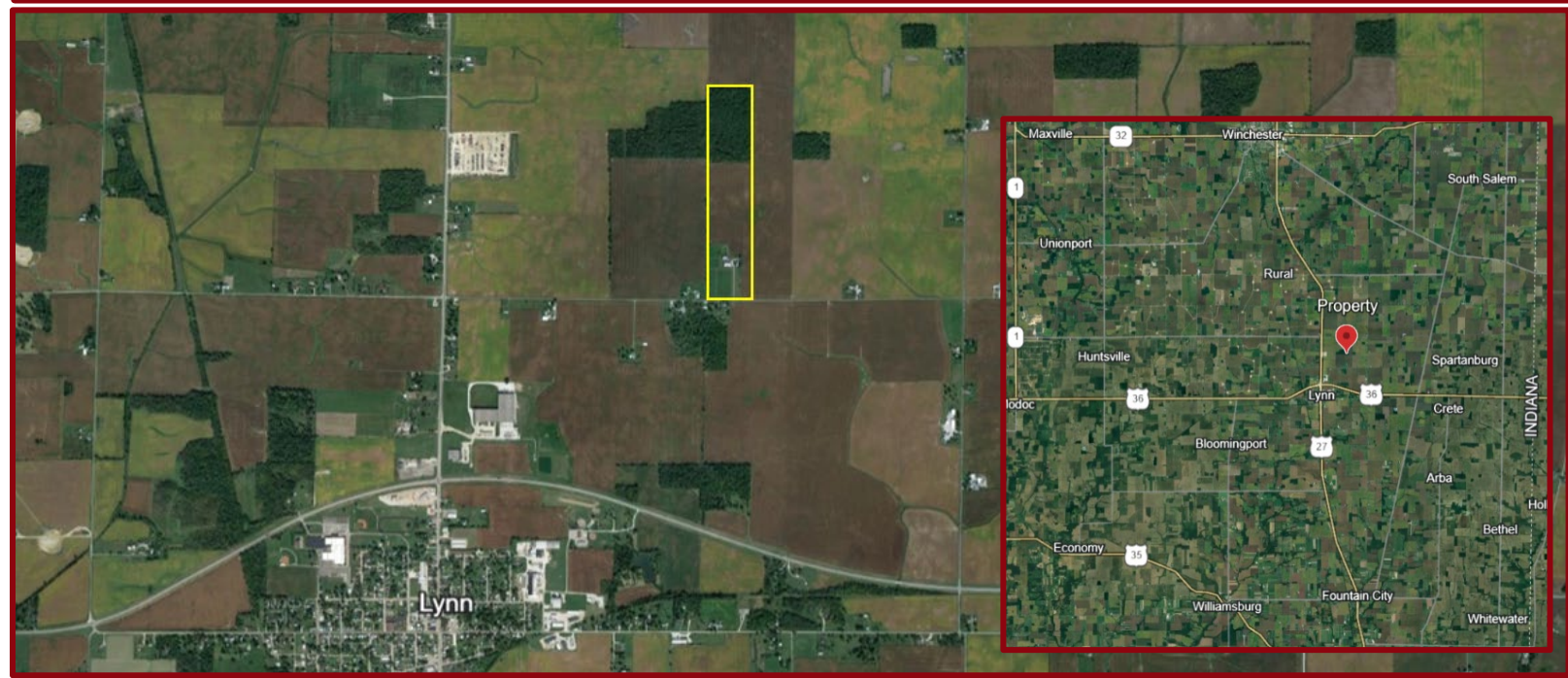
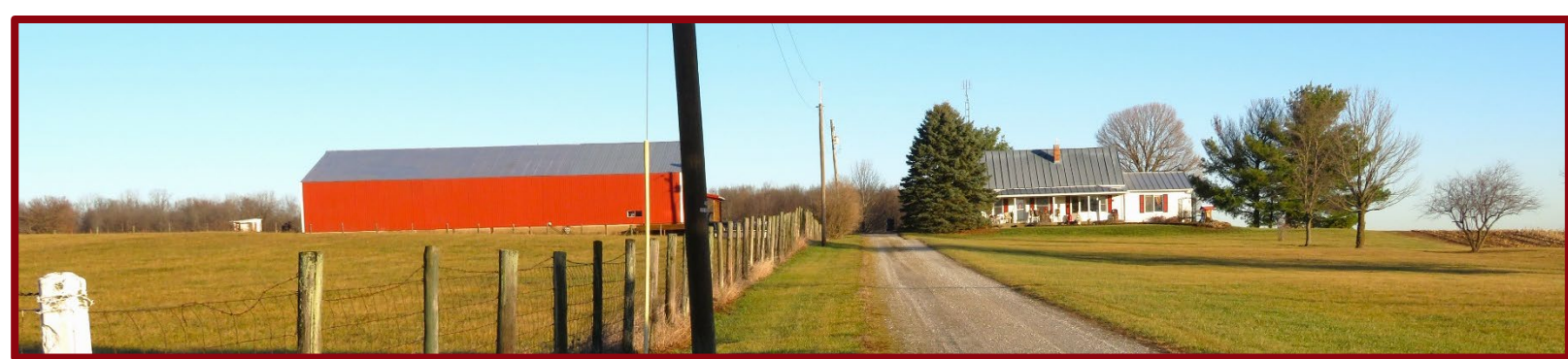
**Tract 1:** Tract #1 is offered as a 11 ± acre homestead. Located off of E. Co. rd. 700 S. is this well maintained older 3 home with an unfinished basement. The home has three bedrooms, one full bathroom and three living areas and a single car garage. The layout of the entire home is great and functional. There is a front porch facing south with exceptional views, perfect for enjoying a morning sunrise or evening sunset. There is an above ground pool with a large deck connected to the 60'x 100 Pole barn, which also has its own porch. There is also a loft area, a separated work shop in this building. Northwest of the house is a 3 level 45,x 62' post & beam barn perfect for hay storage and cattle housing. The post & beam barn was completely rebuilt in the 1990's. There is also a 20'x 24' outbuilding beside the old barn. These are well constructed and serve a great purpose on the property! The property has to working wells, one supplying the house and the other supplying the 2 larger barns. These 11 acres give you a lot of opportunity with a large front lawn, a beautiful backyard rock garden and approximately 9 acres of fenced pasture. This home setting is perfect for someone who enjoys quiet country living but wants great access to nearby Lynn, Winchester. The final acreage and boundary line will be determined by survey prior to closing.



**Tract 2:** 39 ± acres consisting of 23 ± acres of prime tillable farmland. Which has been row cropped with good yields for 40+ years. It has natural drainage with a well maintained drainage ditch. Soil Type: Blount silt loam, ground moraine. 16 ± acres of nice woodland with some mature timber, a pond and lots of wildlife activity. These 23 acres will not have access to any road so buyer will need to negotiate a right of way or easement into property. The final acreage and boundary line will be determined by survey prior to closing.



**WAYNCO AUCTIONS**



# Farm Equipment and Personal Property

**Starting at 09:30 AM. 2844 E. Co Rd. 700 S. Lynn IN. 47355**

- JD 3020 Tractor W 3503 Hrs. w Cab
- JD 210 10' Transport Disc.
- New Holland 497 Haybine
- New Holland 56 Roller-Bar Rake
- Hay Wagons
- 3 Pt. Quick Hitch
- 3 Pt Hay Tedder
- 2 Bottom Plow
- 3 Pt Sickle Bar Mower
- 12' Farm Trailer
- McCurdy Master Elevator
- 2 - 3 Pt Grader Blades
- 1987 Kawasaki Vulcan 750 Motorcycle
- 1986 1 Ton Chevy K10 Flatbed Truck With Snowplow.
- Polaris Scrambler 500 High Output Atv. Good Condition.
- Polaris Explorer 400 4x4 W Snow Blade. Good Condition
- 2 - 60" 3 Pt. Bush-Hogs
- Gas Powered Golf Cart
- Car Dolly / Older Motor Boat
- Utility Garden Trailer / Arien's 18" Rototiller
- Gravely ZT1354 Zero Turn Mower.



- Fence Posts / Steel Gates
- Lots Of Snow Fence
- Large Bench Vice / Lots Of Shop Tools
- Hand Tools / Wrenches And Toolboxes
- Antiques** Cast Iron Skillets / Corn Sheller,
- Old Wooden Hub Wagon
- Some Furniture And Household Items And
- Lots More As We Clean Out The Corners.

## WAYNCO AUCTIONS

**Omer S Kauffman**

IN. Lic. # AU11500024

OH. Lic. # 202000023

KY. Lic. # 269324



*For All  
Your  
Auction  
Needs.*



**Call 1-765-238-9293**