

DEKALB COUNTY, IN

LAND AUCTION

SHORT NOTICE AUCTION!!

NOVEMBER 4, 2025 - 6:00 PM

60+ ACRES

OFFERED IN 3 TRACTS



Land Auction — 60± Acres • DeKalb County, IN

Tract 1 — 22± Acres

Here's a beautiful corner parcel with **over 520 feet of frontage on County Roads 68 and 75!** All kinds of choice building sites and some of the **finest, most productive farmland** in the county. A truly impressive piece of ground!

Tract 2 — 19± Acres

This one's got **520 feet of frontage along County Road 75**—a **perfect-sized tract** for the next young family or up-and-coming farmer looking to build their dream place. **Excellent soil, top-notch location, and ready for your future!**

Tract 3 — 19± Acres

With **270 feet of frontage on County Road 75**, this tract is **absolutely gorgeous!** Great tillable ground, rolling terrain, and some **outstanding building sites**. You can't go wrong here—**farm it, build on it, or invest in it!**

Total Offering — 60± Acres

Folks, this is **some of the nicest land in DeKalb County!** Rolling but workable ground, open and ready for crops or construction. **Prime location, rich soils, and endless opportunity**—this is truly a **once-in-a-lifetime chance to buy land** that'll be talked about for years to come!

TERMS:

10% deposit due night of auction balance due at closing. Not contingent upon financing, appraisals, and/or inspections. Property sells in "As-is" condition with no warranties expressed or implied. Taxes will be prorated to the date of closing. Seller will furnish warranty deed and title insurance policy. All announcements made day of auction take precedence over any written or verbal statements and/or previous announcements. Integrity Realty Group and its affiliates are exclusive agents of the seller.

Property Location:

Located on the northeast corner of County Road 68 and County Road 75

Auction Location:

The auction will be held at the
Spencerville Community Club,
5629 County Road 68, Spencerville, IN 46788

- FREE PIZZA -

5:15 TO 6:00 EVERYONE WELCOME

NATHAN LENGACHER

BROKER/AUCTIONEER RB 23002209 / AU 11400026

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