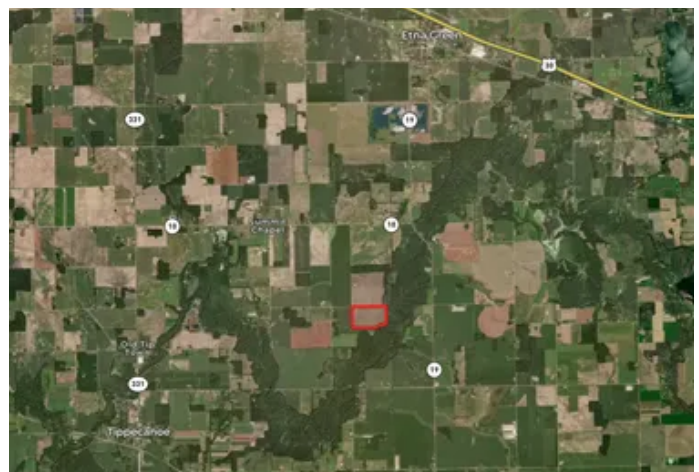


ONLINE ONLY AUCTION - 64.88 ACRES / 497 17TH RD
BOURBON, IN 46504 / TILLABLE / LAND FOR SALE
497 17TH RD
Bourbon, IN 46504

64.880± Acres
Marshall County



ONLINE ONLY AUCTION - 64.88 ACRES / 497 17TH RD BOURBON, IN 46504 / TILLABLE / LAND FOR SALE
Bourbon, IN / Marshall County

SUMMARY

Address

497 17TH RD

City, State Zip

Bourbon, IN 46504

County

Marshall County

Type

Hunting Land, Residential Property, Undeveloped Land, Farms

Latitude / Longitude

41.229284 / -86.060031

Taxes (Annually)

894

Dwelling Square Feet

1820

Bedrooms / Bathrooms

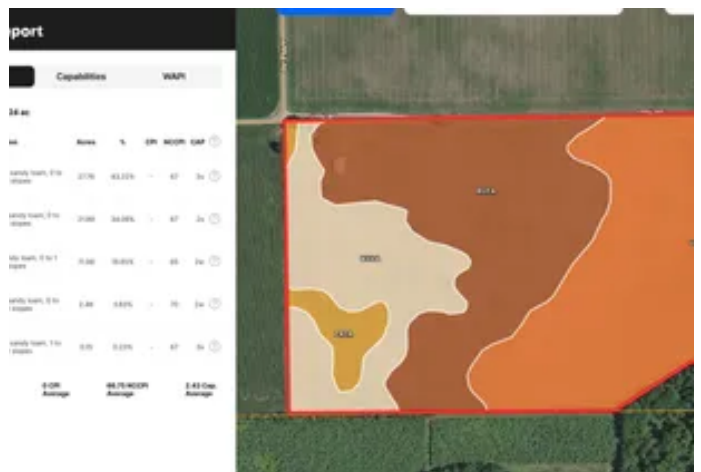
5 / 1

Acreage

64.880

Property Website

<https://indianalandandlifestyle.com/property/online-only-auction-64-88-acres-497-17th-rd-bourbon-in-46504-tillable-land-for-sale-marshall-indiana/43728/>



ONLINE ONLY AUCTION - 64.88 ACRES / 497 17TH RD BOURBON, IN 46504 / TILLABLE / LAND FOR SALE
Bourbon, IN / Marshall County

PROPERTY DESCRIPTION

BID-ONLINE ONLY AUCTION!!

BEING SOLD **AS-IS!!**

Auction Type:

Online Bidding

Auction End Date: September 20, 2023, 6:30 PM Eastern Time

Property Address: 487 17th Rd Bourbon, IN 46504, Marshall County

Property Description:

Total Acreage: 64.88 acres

Tillable Acres: Approximately 62 acres

Farming Type: Productive farm ground with years of no-till farming

Home: 1820 sqft with 5 bedrooms and 1 bathroom

Additional Structure: 45'X75'X16' pole building with electric

Location: Situated in Marshall County, Indiana

Auction Highlights:

This exclusive online auction presents an opportunity to acquire a 64.88-acre farm property in Bourbon, Indiana.

The property boasts approximately 62 acres of prime tillable land, known for its history of successful no-till farming practices.

The included 1820 sqft home offers 5 bedrooms, providing comfortable living accommodations for the new owners.

A 45'X75'X16' pole building on the property offers versatile storage space complete with electric connections.

Bidders from around the world have participated in this online auction, showcasing the property's wide appeal.

Notable Features:

64.88 acres of diverse land, with the majority being highly productive tillable acreage.

No-till farming practices have contributed to the land's fertility and productivity.

The spacious home with 5 bedrooms offers potential for both residential and agricultural use.

The pole building provides an excellent storage solution for farming equipment and other needs.

Convenient location within Marshall County, offering both rural serenity and accessibility to amenities.

Bidding Process:

The auction is exclusively conducted online, allowing interested parties to bid remotely.



Bidders have the opportunity to place bids until the auction concludes on September 20, 2023, at 6:00 PM Eastern Time.

Property Potential:

Ideal for investors seeking productive farmland with established no-till practices.

A potential haven for individuals or families looking for rural living with farming opportunities.

The diverse acreage and existing structures provide possibilities for various agricultural endeavors.

Organizer:

The auction is organized by Brecken Kennedy, a reputable name in property auctions.

Purpose:

The auction aims to facilitate the sale of the 64.88-acre farm property to interested buyers, providing them with a valuable investment opportunity in Indiana's agricultural landscape.

As the online auction progresses, interested parties are invited to place their bids for this prime 64.88-acre farm property, complete with tillable acreage, a spacious home, and versatile storage solutions. The bidding process will conclude on September 20, 2023, at 6:00 PM Eastern Time. Don't miss this chance to become the proud owner of a piece of thriving Indiana farmland.

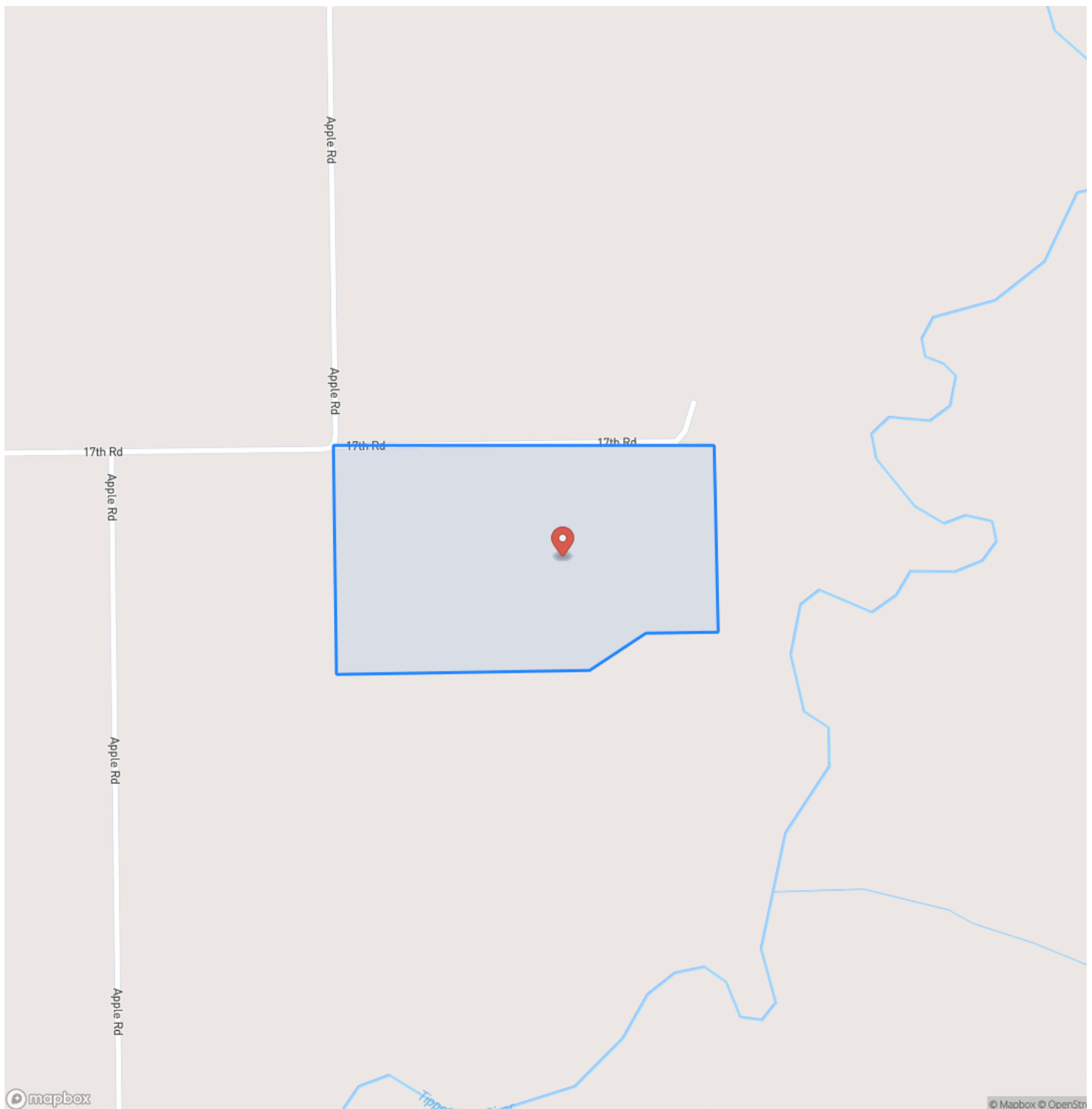
For more information contact auction manager Brecken Kennedy at [\(260\) 578-7661](tel:2605787661) or by email at mossyoakbrecken@gmail.com



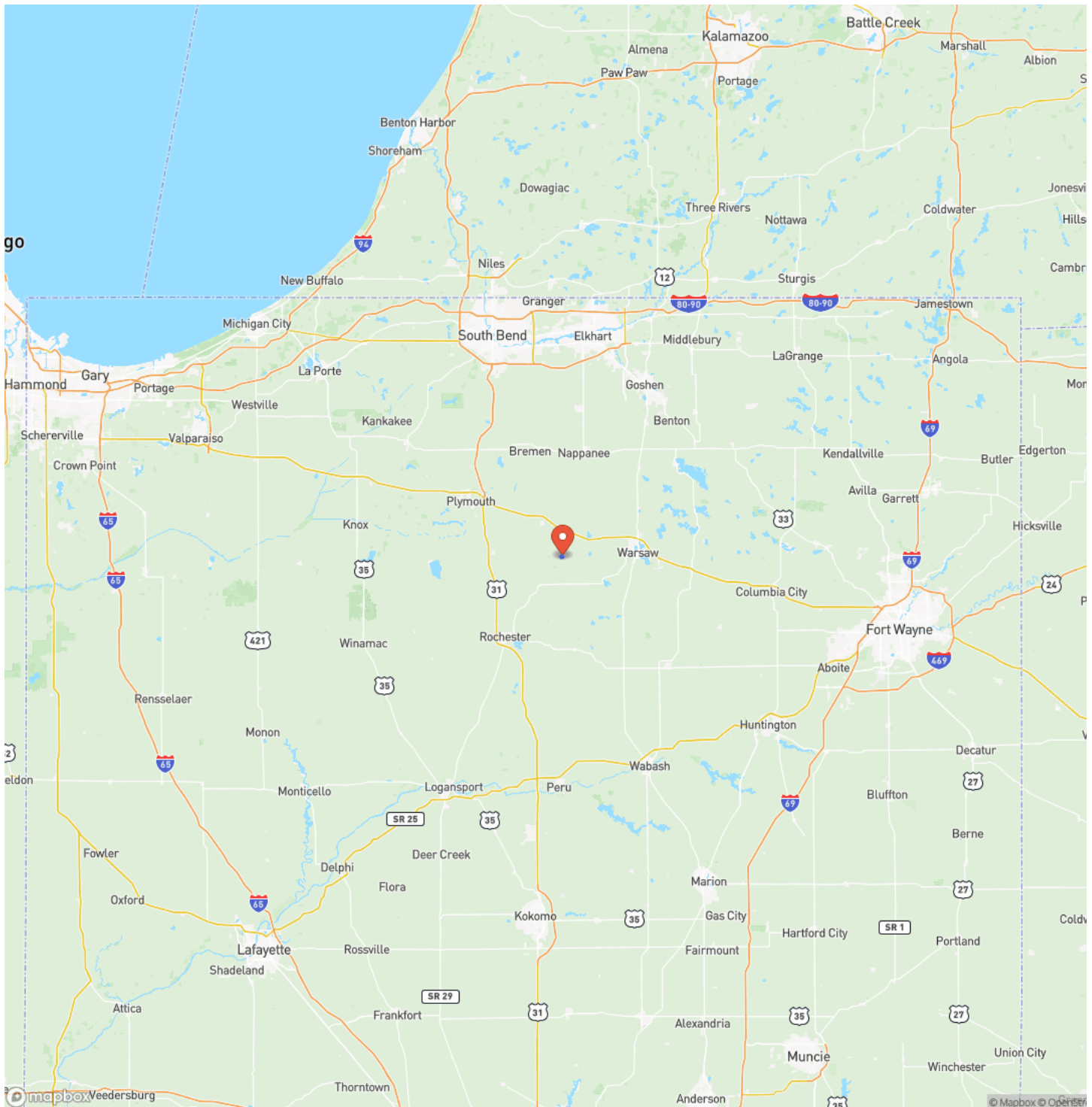
ONLINE ONLY AUCTION - 64.88 ACRES / 497 17TH RD BOURBON, IN 46504 / TILLABLE / LAND FOR SALE
Bourbon, IN / Marshall County



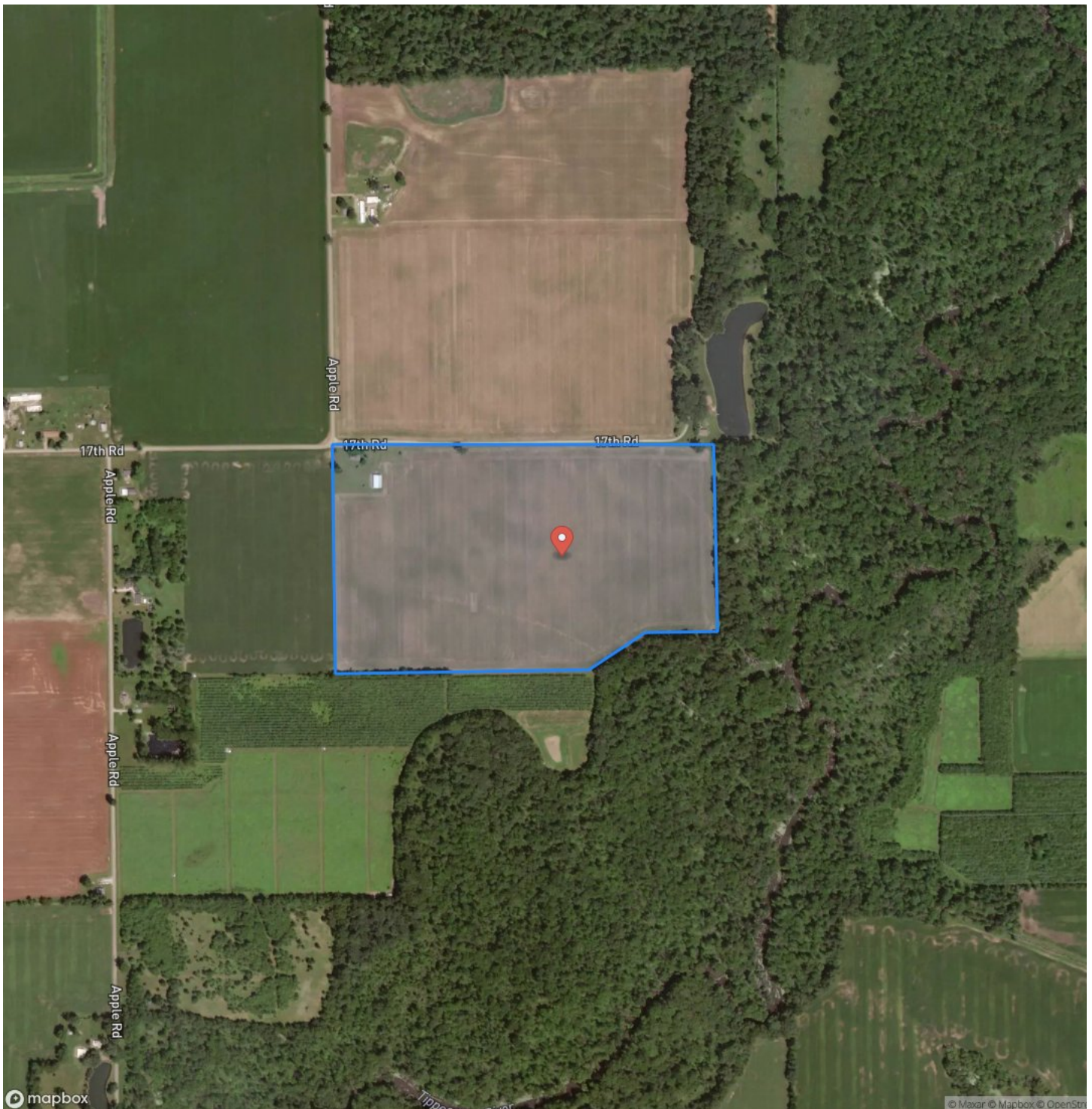
Locator Map



Locator Map



Satellite Map



ONLINE ONLY AUCTION - 64.88 ACRES / 497 17TH RD BOURBON, IN 46504 / TILLABLE / LAND FOR SALE
Bourbon, IN / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 578-7661

Office

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

2814 W 1150 N

City / State / Zip

North Manchester, IN 46962

NOTES

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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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