

AUCTION | HOME WITH 6+/- AC | WAYNE COUNTY
RICHMOND, IN
3739 ST RD 121
Richmond, IN 47374

6± Acres
Wayne County



AUCTION | HOME WITH 6+/- AC | WAYNE COUNTY RICHMOND, IN
Richmond, IN / Wayne County

SUMMARY

Address

3739 ST RD 121

City, State Zip

Richmond, IN 47374

County

Wayne County

Type

Horse Property, Riverfront, Recreational Land, Residential Property

Latitude / Longitude

39.846475 / -84.850912

Dwelling Square Feet

1,272

Bedrooms / Bathrooms

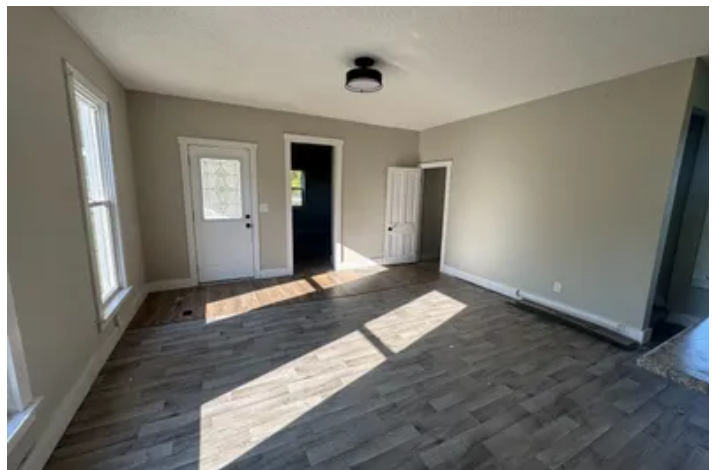
3 / 2

Acreage

6

Property Website

<https://indianalandandlifestyle.com/property/auction-home-with-6-ac-wayne-county-richmond-in-wayne-indiana/118041/>



AUCTION | HOME WITH 6+/- AC | WAYNE COUNTY RICHMOND, IN Richmond, IN / Wayne County

PROPERTY DESCRIPTION

Located at 3739 State Rd 121, Richmond, IN, this 6 +/- acre property offers a unique combination of a country homesite, outbuildings, open ground, wooded acreage, and frontage along the East Fork Whitewater River.

Properties combining a livable farmhouse, usable outbuildings, acreage, and river frontage this close to Richmond don't come available often.

THE HOME

The property features a circa-1900 two-story farmhouse with approximately 1,272 finished square feet, 3 bedrooms, and 2 full bathrooms, according to county records.

Additional features include a partial unfinished basement, open porch, forced-air heat, and central air. The home itself is located outside the FEMA floodplain.

OUTBUILDINGS & ACREAGE

A barn with an attached lean-to and overhead door provides additional space for equipment, storage, a workshop, or hobby-farm use. A detached garage is also located near the home.

Open ground and pasture surround the homesite, while the western portion of the property transitions into wooded acreage extending toward the river. The combination of open and wooded ground provides habitat and cover for deer and other wildlife.

The property offers flexibility for a variety of potential uses, including a country residence, hobby farm, pasture, rental property, riverside retreat, hunting and recreation, workshop or storage space, and long-term land ownership.

RIVER FRONTAGE & LOCATION

One of the property's standout features is its frontage along the East Fork Whitewater River, providing a scenic natural setting directly on the property.

With frontage along State Road 121, the property maintains a country and riverside atmosphere while being just minutes from Richmond, Indiana, with convenient access to shopping, restaurants, services, and major travel routes.

A UNIQUE WAYNE COUNTY OPPORTUNITY

Whether you're looking for a country home with acreage, a small hobby farm, an investment property, or a place to enjoy the river and outdoors, this 6 +/- acre property offers a versatile combination of home, barn, pasture, woods, and river frontage in a convenient Wayne County location.

Any future use, improvements, or development are subject to applicable county, state, and governmental approvals. Buyers should complete their own due diligence regarding their intended use of the property.

CONTACT AUCTION MANAGER

For additional information, property details, auction terms, or to schedule a showing, contact:

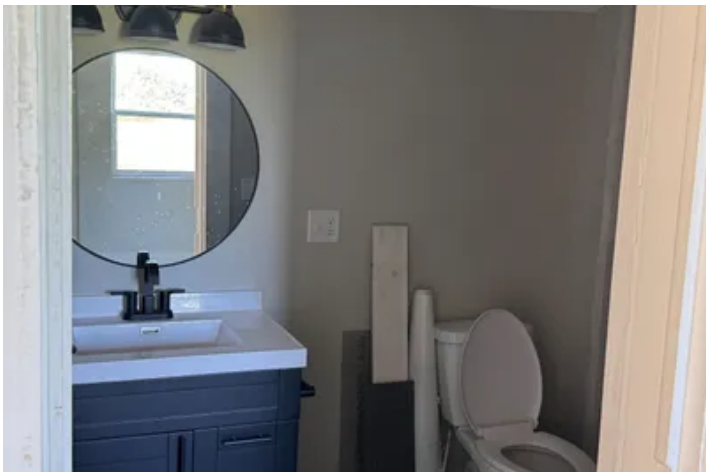
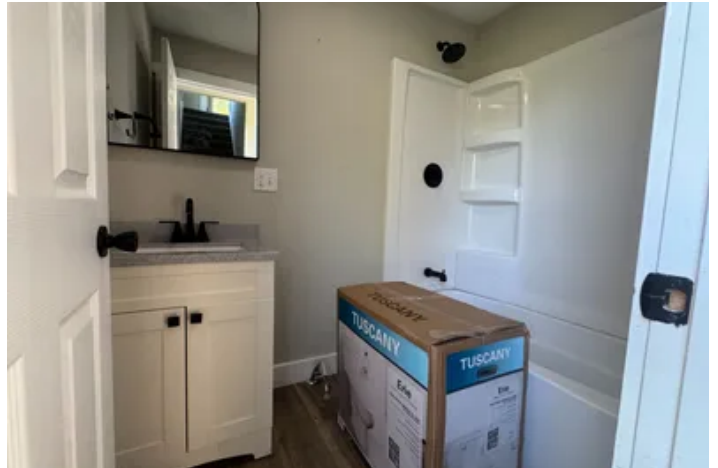
Auction Manager Caleb Low

Phone: [317-691-0462](tel:317-691-0462)

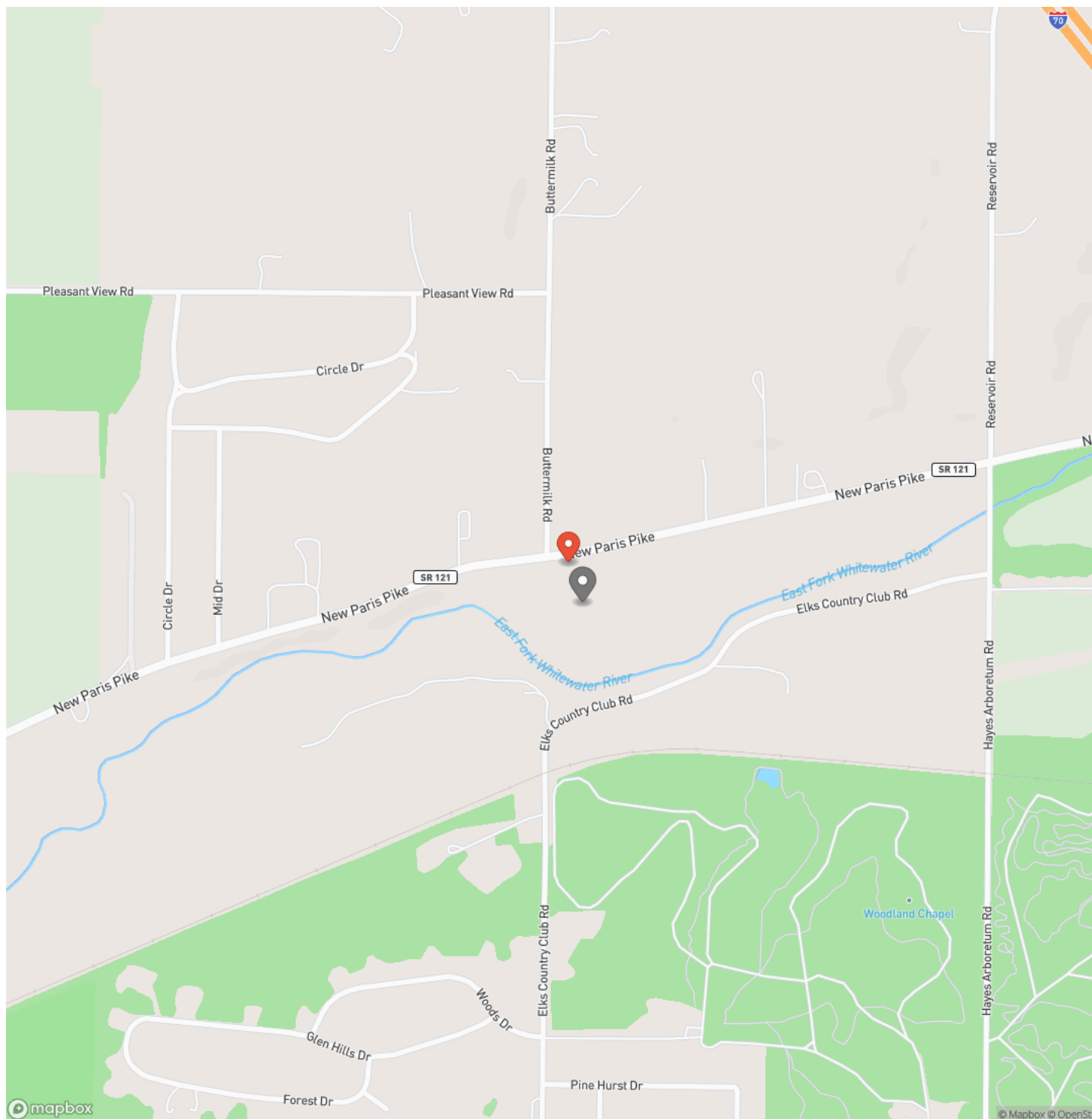
Email: mossyoaklow@gmail.com

Don't miss this opportunity to bid on 6 +/- acres with river frontage and a farmhouse in Wayne County, Indiana — offered through an Online Only Auction!

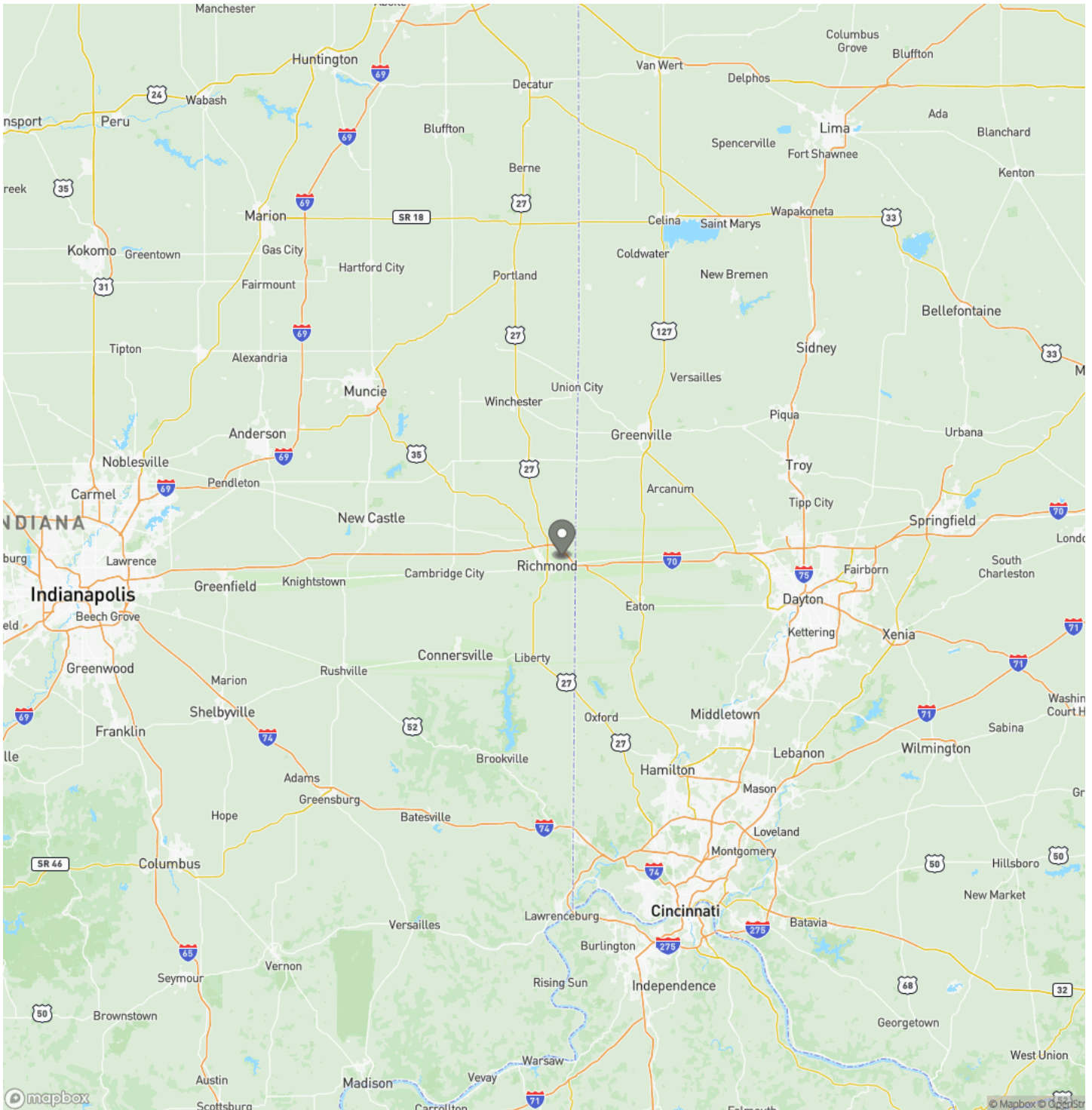
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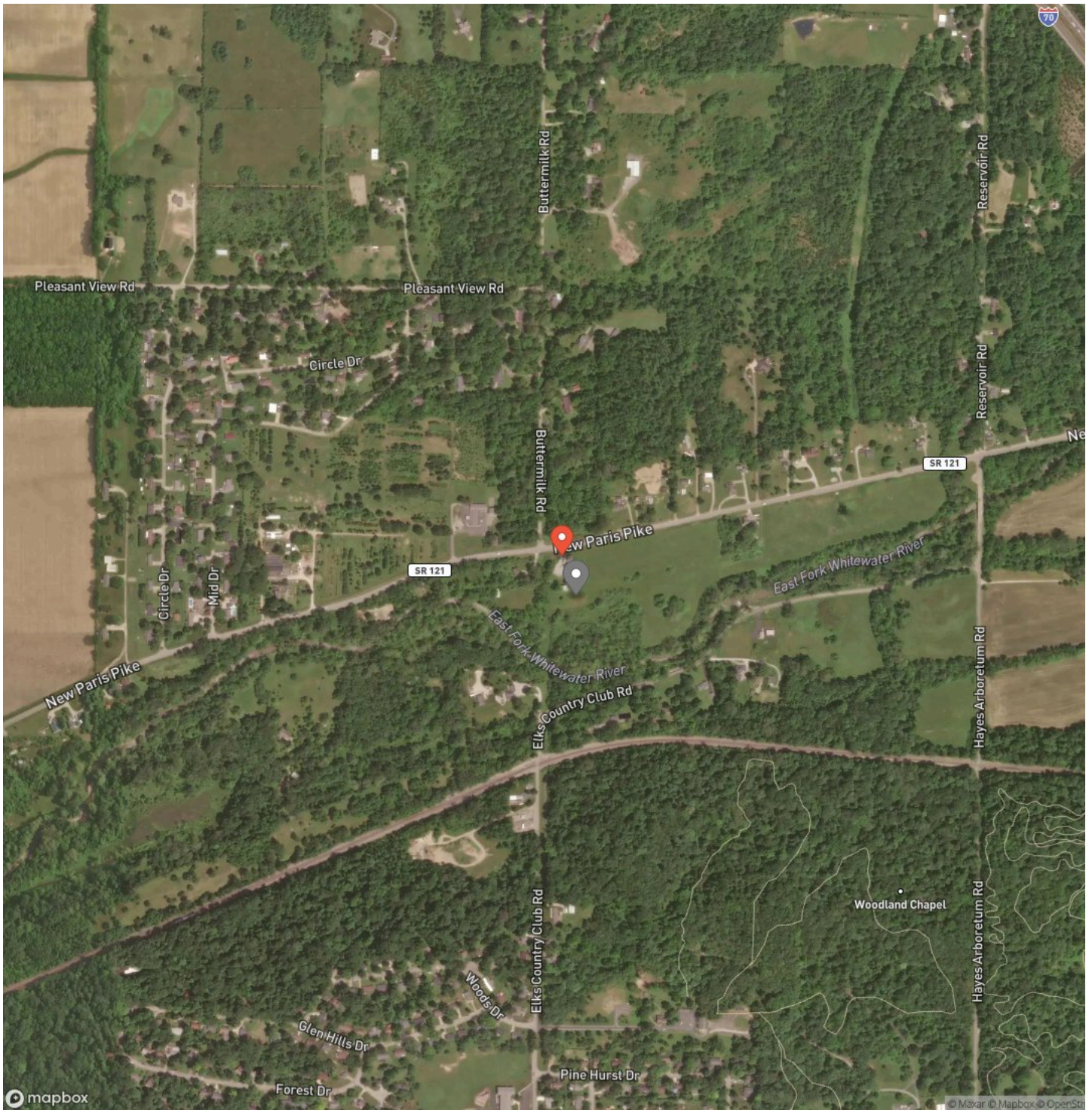
Locator Map



Locator Map



Satellite Map



AUCTION | HOME WITH 6+/- AC | WAYNE COUNTY RICHMOND, IN
Richmond, IN / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Low

Mobile

(317) 548-0421

Office

(317) 691-0462

Email

clow@mossyoakproperties.com

Address

4965 S Morristown Pike

City / State / Zip

Greenfield, IN 46140

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

AUCTION TERMS & CONDITIONS

ONLINE ONLY AUCTION

Property Address: 3739 State Rd 121, Richmond, IN 47374

Wayne County, Indiana

6 +/- Acres – Farmhouse – Barn – River Frontage

AUCTION DATES

Bidding Opens: September 28, 2026 at 12:00 PM Eastern Time

Bidding Ends: October 28, 2026 at 1:00 PM Eastern Time

This is an **Online Only Auction**. The auction will utilize a **2-minute, 30-second soft-close extension**. If a bid is placed during the final 2 minutes and 30 seconds of the auction, the bidding period will automatically extend in accordance with the online bidding platform's procedures.

Auction dates, times, and procedures are subject to change.

BUYER'S PREMIUM

An **8% Buyer's Premium** will be added to the final high bid to determine the total contract purchase price.

BID INCREMENTS

The minimum bid increment for this auction is **\$1,000**.

RESERVE

The property is being offered **subject to Seller confirmation/reserve**. The Seller reserves the right to accept or reject the final bid in accordance with the auction terms.

PROPERTY CONDITION

The property is being sold **AS IS, WHERE IS**, with no warranties or guarantees expressed or implied.

All prospective bidders are encouraged to inspect the property and complete any inspections, investigations, and due diligence they deem necessary **prior to bidding**. By placing a bid, the Buyer acknowledges they have had the opportunity to inspect the property and are satisfied with its condition.

ACREAGE & SURVEY

The property consists of approximately **6 +/- acres**. Acreage figures are approximate.

The **Seller will provide and pay for a survey** of the property. Final acreage, boundaries, and legal description will be determined by the completed survey.

CLOSING

Closing shall take place **within 35 days following the conclusion of the auction**, unless otherwise agreed to in writing by the Buyer and Seller.

All closing costs associated with title work and the Owner's Title Insurance Policy shall be split equally, 50/50, between the Buyer and Seller.

BUYER DUE DILIGENCE

All bidders are responsible for conducting their own due diligence regarding the property prior to bidding, including but not limited to zoning, permitted uses, utilities, septic and well systems, access, floodplain or floodway areas, environmental matters, building requirements, and any other governmental restrictions or approvals that may affect the property.

Any future use, improvements, construction, or development of the property shall be subject to all applicable county, state, and governmental approvals.

BIDDING ACKNOWLEDGMENT

By registering and placing a bid, each bidder acknowledges that they have reviewed and accepted the Auction Terms & Conditions. The successful bidder will be required to execute the applicable Purchase Agreement and any other necessary auction documents following the conclusion of the auction.

CONTACT AUCTION MANAGERS

For additional information, property details, auction terms, or to schedule a showing, contact:

Auction Manager Caleb Low

Phone: [317-691-0462](tel:317-691-0462)

Email: mossyoaklow@gmail.com

OR

Auction Manager Brecken Kennedy

Phone: [260-578-7661](tel:260-578-7661)

Email: mossyoakbrecken@gmail.com

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