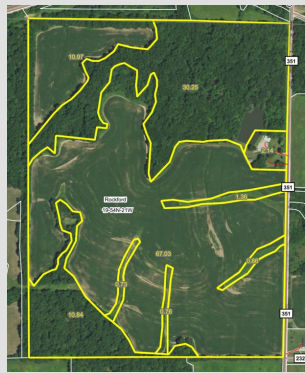
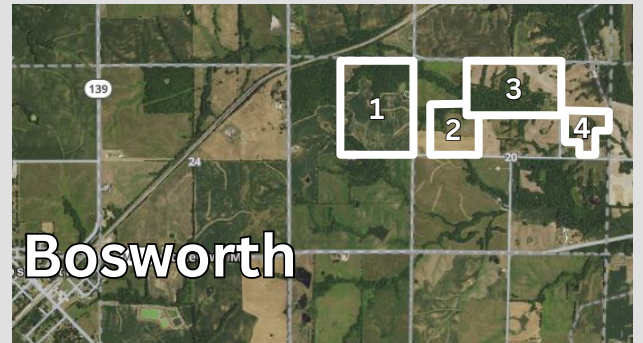


Little Hurricane Creek Farms Land Auction

Online-Only | April 5th - 10th



125 Acres +/- (West side of CR 351) A well-maintained crop farm with good quality woodland & numerous possibilities. This property has a great balance of crop & timber, perfect for any hunter or farmer. The 70 tillable acres are located primarily in one contiguous field with the remainder in a smaller field in the Northwest corner. Its gently rolling upland soils offer productive cropland with minimal erosion hazard. Heavy woodland areas in the Northern part & Southwest corner offer great habitat for wildlife of all kinds with two ponds for water sources. These areas likely offer significant timber value potential as well. Improvements include a good quality shed, older barn, private well, & electricity on site. The property overlooks the larger of the two ponds & sits along CR 351, making an ideal place for a building site.



40 Acres +/- (North side of CR 194) A great crop & woodland property with potential for additional tillable acres. This farm features 18 acres +/- presently in row crop production with 9 acres +/- currently in grass / food plots. The crop areas along the South side have nearly level upland soils with high production capabilities. The food plot / grass areas in the Northeast corner are an ideal funnel for wildlife with a small pond nearby & heavy woods/cropland along its borders. Several areas in the Northwest corner that have potential for clearing and use as cropland / food plots as well. Utilities available along the roadway.



89 Acres +/- (Corner of CR 230 & CR 357) A heavily wooded crop & hunting farm with a multitude of options for hunting locations & good quality cropland. This property features 36 acres +/- of cropland with very gently rolling topography & relatively high production capabilities. Additional crop acres could be gained in the central parts of the property. Approximately 4 acres have already been cleared & ready for production in the Southeast & Northeast corners. The densely wooded areas on the South side likely contain significant timber value with trails running throughout making it easily accessible. A small creek runs through this area as well setting the stage for an ideal wildlife habitat. Water, electricity, & fiber optic are available along the roadway.



29 Acres +/- (Corner of CR 194 & CR 357) A very manageable crop & woodland property with 20 acres +/- tillable. The soils are nearly level upland types with relatively high production capabilities & very low erosion hazard, all in one contiguous field. Two pockets of woodland on the East & West sides offer possible timber value & easily accessible areas for hunters. Excellent building site on relatively small acreage w/ water, electric & fiber internet along the roadway.

Visit www.EnyeartAuctionRealty.com to Register & Bid!

Little Hurricane Creek Farms Inc, Seller



Office: 660-288-3022 * Clayton: 660-651-3396 * Loren: 660-651-9889