

# FARM AUCTION

## 141 ACRE FARM WITH BUILDINGS

Located at: 4937 CR 4, Waterloo, IN 46793

**Thursday, September 18, 2025** Starting at 6:00 pm

The Farm will be offered in **5 INDIVIDUAL TRACTS** or any combination of tracts - utilizing the multi-tract bidding system



Real Estate Located at:

**4937 CR 4, Waterloo, IN 46793**

**DeKalb County • Franklin Township • Hamilton Community Schools  
DeKalb County Parcel ID 04-03-06-300-001, containing 141 acres**

**Tract #1:** 15 acres with approx. 3,246 sq. ft. ranch style home, 2-car garage with shop area, large timber-framed bank barn, machinery shed w/shop area, granary and other outbuildings, approx. 533' of frontage on CR 4.

**Tract #2:** 26.5 acres of farmland with 150' of frontage on CR 4.

**Tract #3:** 55.75 acres of farmland with 150' of frontage on CR 4.

**Tract #4:** 13.75 acres of farmland with 1,391' of frontage on CR 4.

**Tract #5:** 30 acres of mostly wooded land with 150' of frontage on CR 4.

*The above 5 tracts to be offered in singular tracts and/or any combination of tracts utilizing the multi tract bidding system.*

**Real Estate Terms & Conditions:** Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to trustee approval.

**Closing:** Approx. 45 days after auction.

**Possession:** Day of closing on buildings & woods, farm fields after the 2025 season.

**Taxes:** To be prorated to date of closing.

**Auctioneer's Note:** Lewis & Lambright, Inc., the auction company, & the auctioneers are agents of the sellers. Statements made by lead auctioneer during auction take precedence over printed matter. Check the ad on Auctionzip for more pictures of the property. Tract acreages are approx. and subject to survey after the auction. Announcements made at the auction takes precedence over printed matter.

**Personal property online auctions:** Check out the online personal property auctions by clicking on the link at <https://www.lewisandlambright.com/auctions/>

**Open House Dates: August 14 & 28 from 4:00-5:00 pm**

**Dennis L. Lockwood,  
Kerry E. Lockwood  
& Tamara D. Delaney,  
Owners**



Auction Conducted By:  
**LEWIS & LAMBRIGHT, INC. #AC30200031**  
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