

BUYER PACKET | 32-ACRE INDIANA LAND AUCTION

# Walnut Grove

4774 E County Road 225 N, Logansport, IN 46947. Thirty-two acres at the edge of the trees, pairing working Indiana soil, quiet black-walnut timber, existing improvements, electric service, and an established well.

## Property Snapshot

32

TOTAL ACRES

13

TILLABLE ACRES

19

WOODED ACRES

1,440

SQ FT BARND  
SHELL

Yes

ELECTRIC ON SITE

Well

ESTABLISHED  
WATER SOURCE

Cabin

GUEST RETREAT

June 30

AUCTION DATE

# Acreage & Improvements

## LAND MIX

Thirteen acres of sun-warmed Indiana soil form the open front of the estate, while 19 wooded acres bring privacy, mature hardwoods, and trail corridors for walks, rides, and quiet time under the canopy.

## GUEST CABIN

The air-conditioned, tree-framed guest cabin already has electric service, giving buyers an immediate weekend basecamp while larger plans take shape.

## BARNDO SHELL

Constructed in 2023, the unfinished 1,440 sq ft shell gives the next owner a blank canvas: garage, shop, loft, toy barn, living space, or a blended home base for projects, gear, and weekend plans.

## UTILITIES

Electric service is already on site, and an established well gives the next owner a meaningful head start. When you are ready, a new pump can bring water service online with the rest of the plan.

# Preview, Showing & Auction Details

## PREVIEW

### June 23

On-property buyer preview.

## SHOWING COORDINATION

Confirm current showing details, registration, and bidder terms through Josh Murdock or the official HiBid listing.

## AUCTION

### June 30

Online 9 AM. In-person 6 PM.

## PRE-AUCTION INTEREST

Buyers who want to explore options before auction day should contact Josh as soon as possible while there is still time to discuss available paths.

# Contact Josh Murdock

Murdock Real Estate Group. Broker contact for Walnut Grove.

**Office:** 765-431-2759

**Mobile:** 561-618-6502

**Office:** 1716 S Plate Street, Kokomo, IN 46902

**Website:**  
reindiana.com/AgentSearch/JoshMurdock-  
23097325

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[REGISTER ON HIBID](#)

Buyer-facing summary only. Buyers should confirm auction terms, showing details, and property information through the official auction listing and broker before bidding.