



Cool • AWSS01WAY • 6/13/13

60 Acre Complete Farm Unit **Wayne Co., IN • Franklin Twp.**

- *Nice mix of Tillable and Wooded Acres*
- *Only 15 minutes to Richmond, IN*
- *1 Acre Managed Pond, Woods*
- *Northeastern Wayne Schools*
- *2 Miles West of Ohio - Indiana State Line*
- *1,600 SF Farmhouse, Machinery Shed & Outbuildings*
- *45 Prime Tillable Acres, 20 Acres Just Coming out of CRP for 2013 Planting*
- *Frontage on Two Roads!*

ACREAGE

60 acres

PROPERTY LOCATION

8841 Elliot Rd. Fountain City, IN. Section 23 Franklin Township, Wayne County, north of Richmond, Indiana. From I-70 take SR 227 north toward Union City 10 miles to Roell Rd. Then west ½ mile to Farm at corner of Roell & Elliot Rd.

PREDOMINANT SOILS

Crosby, Treaty and Losantville soils

TOPOGRAPHY

Level to Gently rolling

OWNER: Kevin Cool

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

PRICE

\$366,000

IMPROVEMENTS

2-Story farmhouse w/3 BR and 1 BA. 1,600 SF of living space. Vinyl sided with brick veneer on front. Nice Metal sided machinery shed. Newer 2-car detached garage built in 1996. Several outbuildings.

TERMS

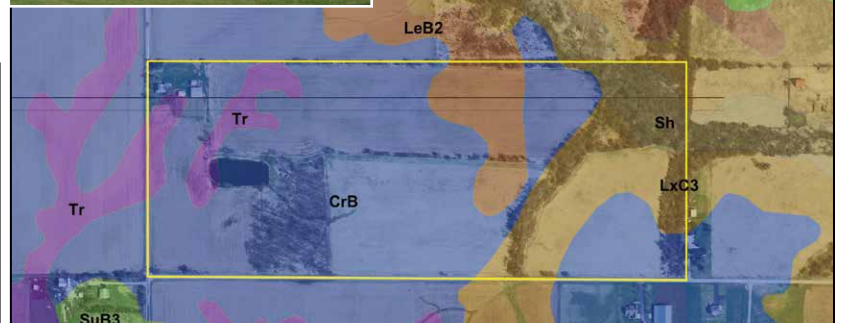
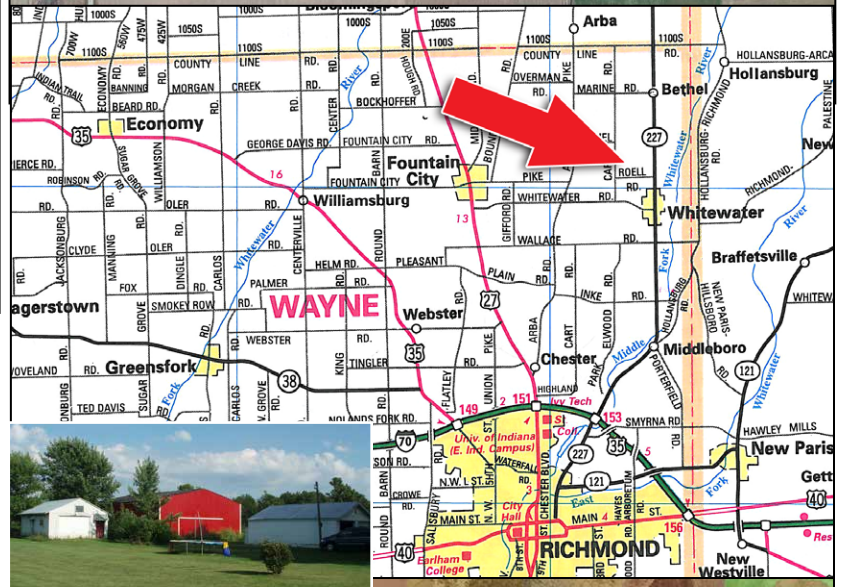
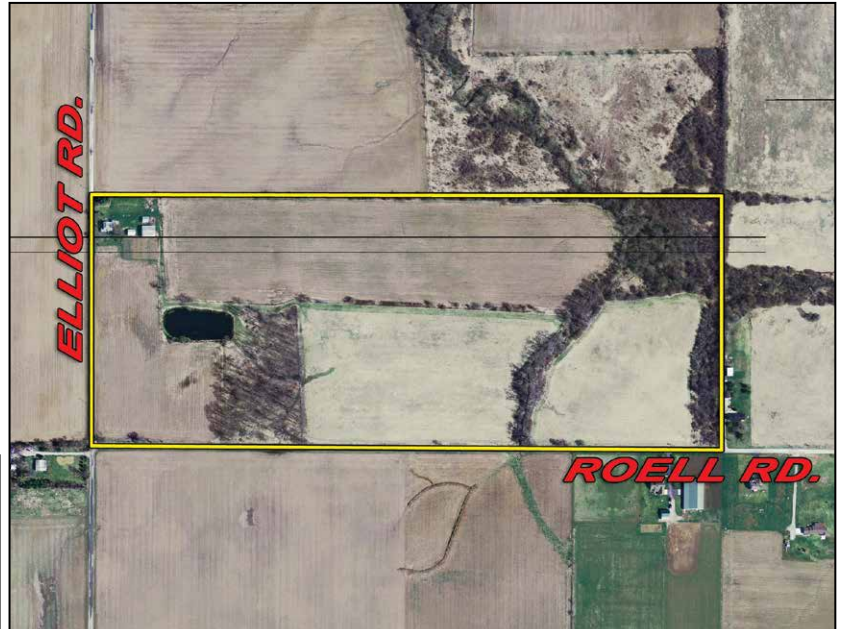
Cash

ZONING

A-1 Agricultural

POSSESSION

Full Crop Rights Available for 2013



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrB	Crosby-Celina silt loams, 1 to 4 percent slopes	40.3	66.8%	Ile	105	3.4	6.8	37	47
LxC3	Losantville clay loam, stony subsoil, 6 to 12 percent slopes, severely eroded	8.9	14.7%	Ive	45	1.5	3	16	20
LeB2	Losantville loam, stony subsoil, 2 to 6 percent slopes, eroded	4.7	7.8%	Ile	70	2.3	4.6	25	32
Tr	Treaty silty clay loam	3.7	6.1%	Ilw	150	5	10	53	60
Sh	Shoals silt loam, occasionally flooded	2.8	4.6%	Ilw	130	4.3	8.6	46	52
Weighted Average					97.3	3.2	6.3	34.4	42.9