

4 MILES NORTHEAST OF CONNERSVILLE IN EAST CENTRAL INDIANA
12 MILES SOUTHWEST OF RICHMOND • 7 MILES SOUTHEAST OF CAMBRIDGE CITY

150[±] acres Grain Farm in Wayne Co., IN *with Whitewater River Frontage* **for sale**

DESCRIPTION:

- Mature Woods-Cropland- River bordering west side
- Combination of income producing cropland and river for recreation / hunting
- 2014 Cropping rights
- High percent tillable
- Within 10 miles of 3-competitive grain elevators
- Frontage on Creek Road
- Potential timber value
- Western-Wayne School system

COUNTY: Washington Townships, WAYNE COUNTY, IN, located on Creek Rd., Milton, IN

ACRES: (150.198 +/- acres with 121+- Tillable Acres)

PRICE: \$ 751,000.00 or \$5,000/acre

TOPOGRAPHY: Gently rolling with tillable land

PREDOMINANT SOILS: Eldean Clay Loam and Shoals Silt Loam

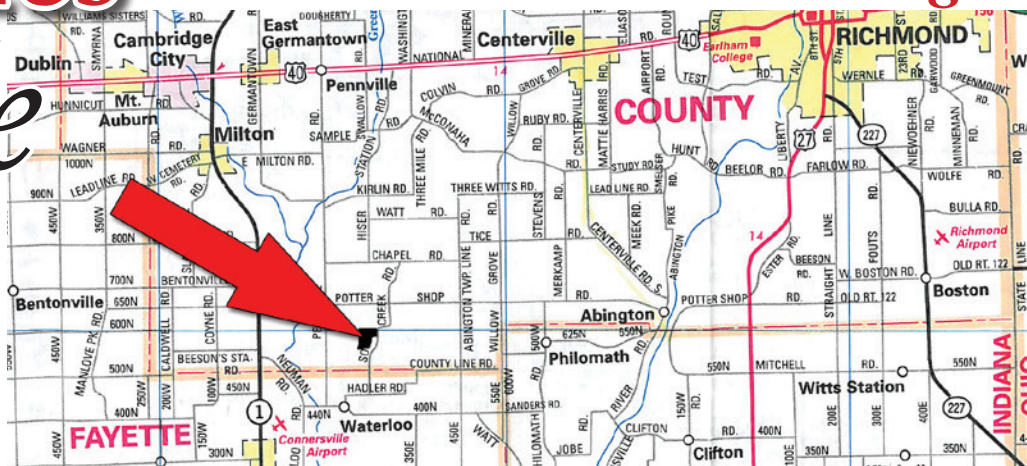
POSSESSION: At closing. Buyer can receive 2014 Crop Rights

IMPROVEMENTS: NONE

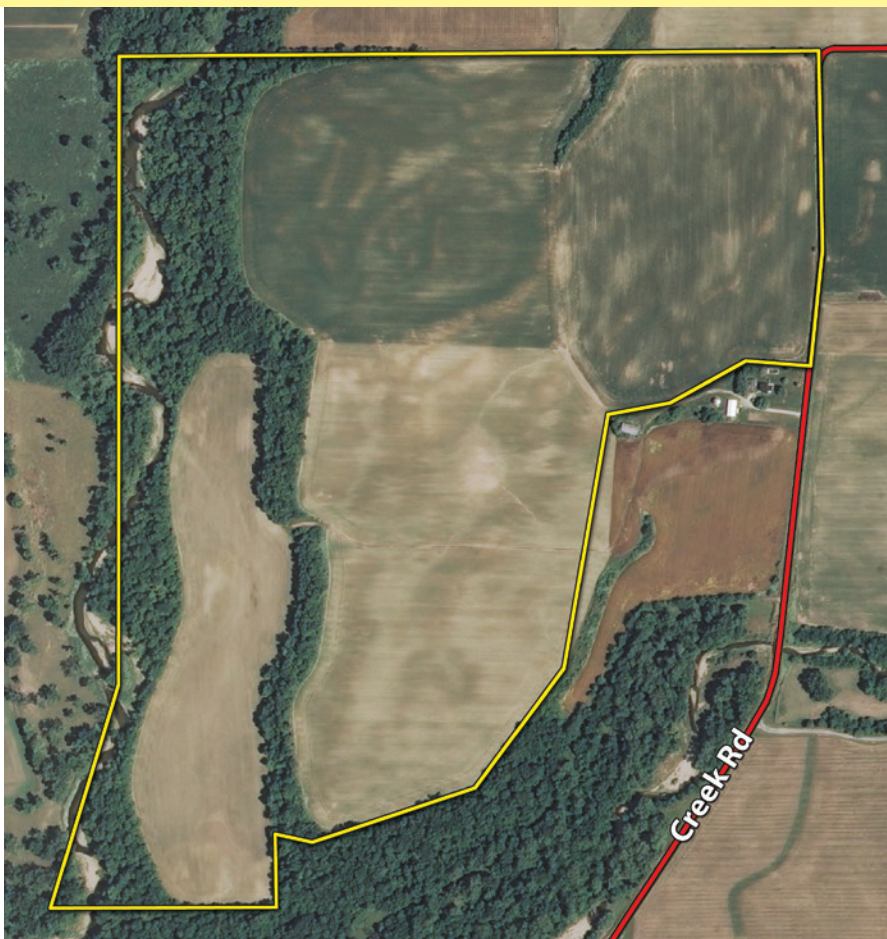
TERMS: CASH

ZONING: A-1 Agricultural

OWNER: Howard F. and Alice V. Orschell Trust



PROPERTY LOCATION: Section 29 of Washington Township WAYNE COUNTY, Milton, Indiana. From junction of SR 1 and US 40 travel east 3 miles to Pennville Rd. Then south 6 miles to Pottershop Road. Turn left on Pottershop travel 1 mile to Creek Rd. Then south ¾ mile to the farm on the right side of the road.



Orschell • AW19WAY

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SchraderAuction.com

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Real Estate and Auction Company, Inc.

Listing Agent:
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