

# 40± ACRE FARM *for sale*

HIGH PERCENTAGE OF TILLABLE LAND  
WOODED AREA WITH BARN  
UNION MODOC SCHOOLS



**SCHRADER**  
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**SchraderAuction.com**

# 40± *Southwestern Randolph County* ACRES WITH 36.34 TILLABLE ACRES *for sale*

- High percentage of tillable land
- Wooded area with barn
- Union Modoc Schools



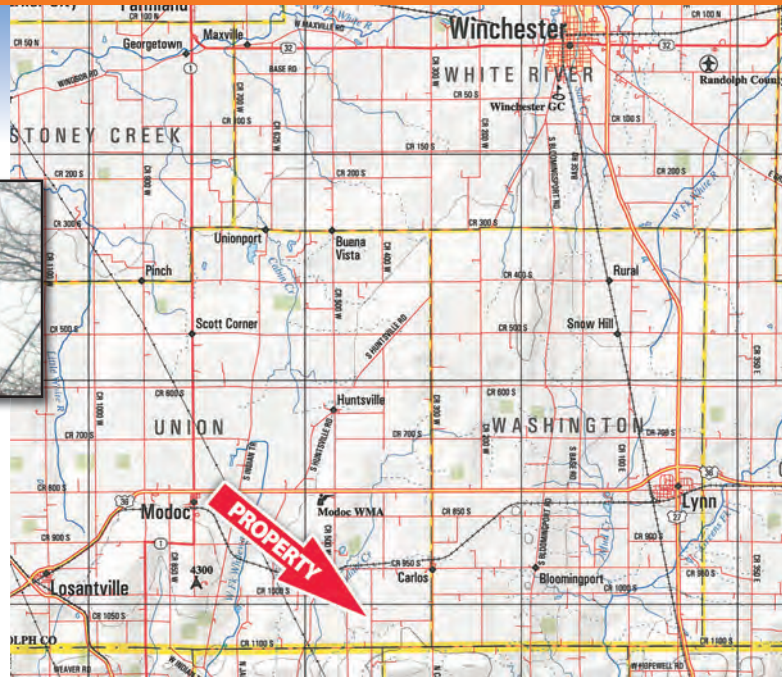
• 6 Miles Southeast of Modoc • 12 Miles Southwest of Winchester • 15 Miles Northwest of Richmond

# 40± ACRE FARM

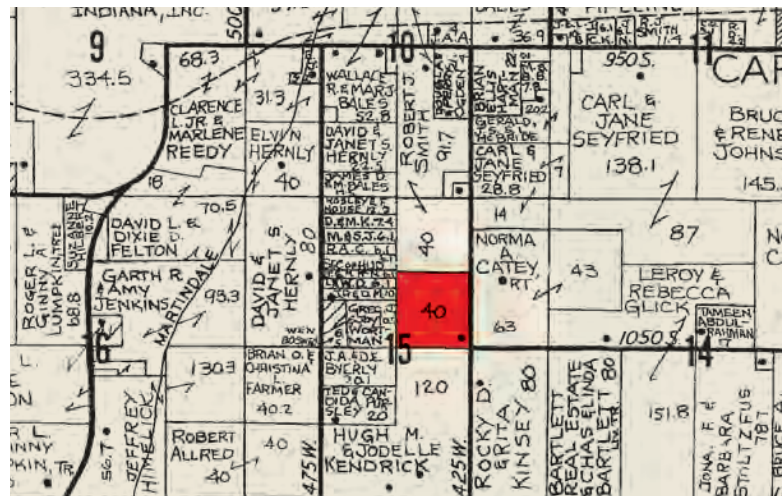
## for sale

Glick • AW20R • 5/25/14

RANDOLPH COUNTY • UNION TOWNSHIP, IN



**PROPERTY LOCATION:** 10448 CR 425 West Williamsburg, Indiana. From US 35 in Williamsburg, Indiana travel west 1.5 miles and take Carlos Road north 4 miles (crossing the from Wayne to Randolph County) to CR 1050 South. Then left (west) 1 mile to the farm at the corner of 1050S and 425W. Or from IN SR 36 take CR 300 W south 3 miles to CR 1050 S then right. Located in Section 15 of Union Township.



**County:** Union Twp, Randolph Co, 6 miles southeast of Modoc, IN

**Topography:** Gently rolling

**Predominant Soils:** Losantville, Patton, and Sloan soils

**Possession:** FULL CROP RIGHTS AVAILABLE FOR 2014!

**Improvements:** 30'x 60' Older machinery shed.

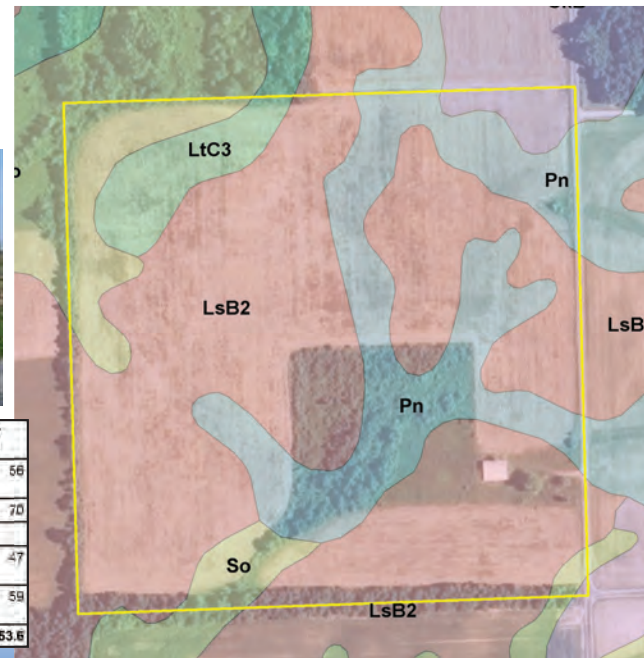
**Taxes:** \$459.30 /HALF

**Terms:** CASH

**Zoning:** A-1 Agricultural

• Listed at \$230,000

• \$5,750/acre



Code	Soil Description	Acre s	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
LsB2	Losantville silt loam, stony subsoil, 2 to 6 percent slopes, eroded	24.65	61.7%		Ile	125	4.1	8.3	44	56
Pn	Patton silty clay loam	8.81	22.1%		IIW	175	5.8	11.6	49	70
So	Sloan silt loam, frequently flooded	3.67	9.2%		IIIW	150			40	
LtC3	Losantville clay loam, stony subsoil, 6 to 12 percent slopes, severely eroded	2.00	5.0%		IVe	105	3.5	8.9	37	47
CkB	Celina silt loam, stony subsoil, 1 to 4 percent slopes	0.82	2.1%		Ile	130	4.3	8.6	46	59
<b>Weighted Average</b>						<b>137.4</b>	<b>4.1</b>	<b>8.2</b>	<b>44.4</b>	<b>53.6</b>