

# 84<sup>±</sup> ac FARMLAND *for sale*

*Madison & Henry County, TN*



## 33<sup>±</sup> ACRES IN HENRY COUNTY 51<sup>±</sup> ACRES IN MADISON COUNTY

### *Madison County*

**ACRES:** 51

**LOCATION:** From Markleville, go south on 300 E for 2 miles to 1100S. Turn left and go 2 miles to the farm.

**TOPOGRAPHY:** Nearly level to gently rolling.

**SOILS:** Brookston 43.1%, Crosby 48.1%, Miami 8.3%, Eel .5%

**OWNER:** Riggs Trust

**FSA:** 50.66<sup>±</sup> acres tillable

**PRICE:** \$8,400/ac

**TAXES:** \$2,146.10 (13/14)

**POSSESSION:** Seller requires a 3 – 5 year leaseback, call for details.

**ZONING:** Farming

### *Henry County*

**ACRES:** 33

**LOCATION:** From Markleville, go east on SR 38 3 miles then turn right onto N Mechanicsburg Rd, go south 1/2 mile to the farm.

**TOPOGRAPHY:** Nearly level to gently rolling.

**SOILS:** Cyclone 35.8%, Crosby 64.2%

**OWNER:** Riggs Trust

**FSA:** 33.55<sup>±</sup> acres tillable

**PRICE:** \$8,400/ac

**TAXES:** \$1,251.14 (13/14)

**POSSESSION:** Seller requires a 3 – 5 year leaseback, call for details.

**ZONING:** Farming

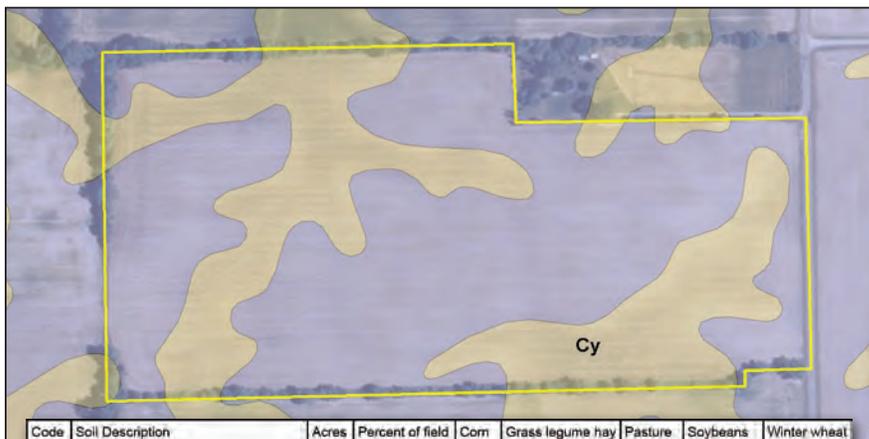
*The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.*

# HENRY COUNTY



33± Acres

N Mechanicsburg Rd



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam, 0 to 3 percent slopes	21.54	64.4%	140	4.6	9.2	46	63
Cy	Cyclone silty clay loam	11.90	35.6%	190	6.3	12.5	54	76
<b>Weighted Average</b>				<b>157.8</b>	<b>5.2</b>	<b>10.4</b>	<b>48.8</b>	<b>67.6</b>

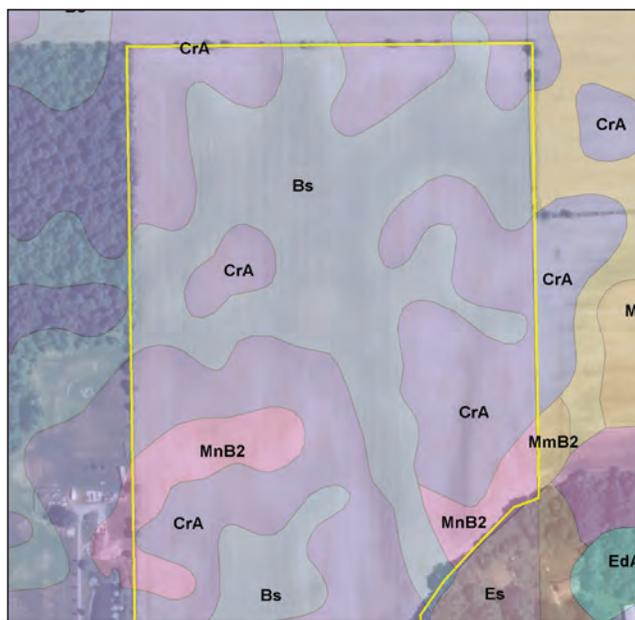
# MADISON COUNTY



51± Acres

CR 1100 S

Hancock County  
CR 1200 E →



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam, 0 to 2 percent slopes	23.59	47.8%	140	4.6	9.2	46	63
Bs	Brookston silty clay loam	21.73	44.0%	175	5.8	11.6	49	70
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	3.96	8.0%	150	5	9.9	53	88
CrA	Crosby silt loam, 0 to 3 percent slopes	0.07	0.1%	140	4.6	9.2	46	63
<b>Weighted Average</b>				<b>156.2</b>	<b>5.2</b>	<b>10.3</b>	<b>47.9</b>	<b>66.5</b>

