

PRODUCTIVE CROPLAND IN WAYNE COUNTY

REVISED
PICTURE

5 Miles South of RICHMOND in
East Central Indiana

SS51WAY

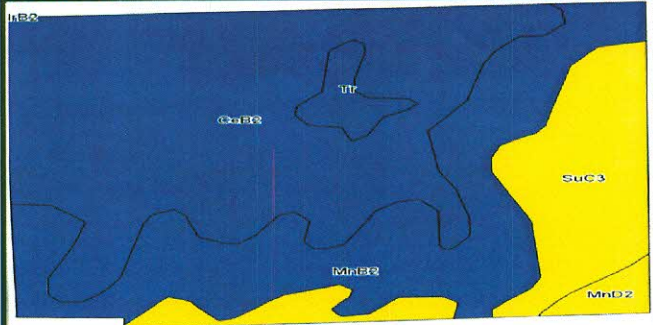
54 ± ACRES FOR SALE

Property Location: 5 mi. south of Richmond, IN. or 1 mi. north of Boston on Fouts Rd. From Boston west 1 mi. to Fouts Rd. then north 3/4 mi. on east side of the Rd.

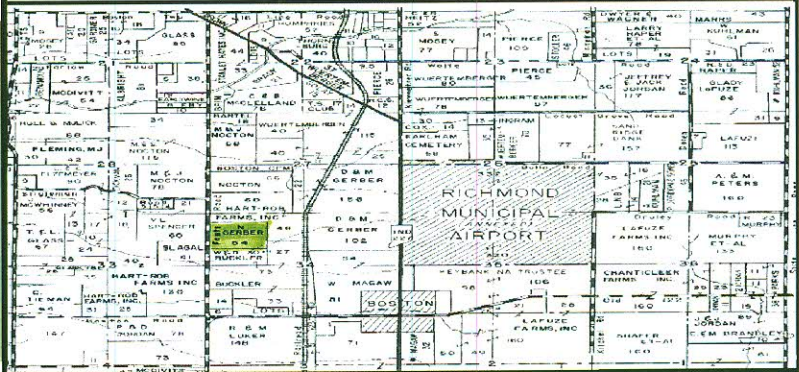
FEATURES INCLUDE:

- 52 acres cropland or 96% income producing acres
- * Level productive soils
- * Good frontage of over 1/4 mi. on Fouts Rd.
- * 2 1/2 mi. west of Ohio line in top ag community
- * Subject to 2014 tenant crop rights
- * Listing Price \$432,000 or \$8,000/Acre
- * Estimated Taxes: \$1,136.64/yr. or \$21.05/Acre
- * Good Investment Property
- * Owner: Naomi Jean Gerber, Trustee

Information is
estimated and
not warranted.



Code	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class	Com	Grass legume tray	Pasture	Soybeans	Winter wheat
CdB2	Calina silt loam, 1 to 5 percent slopes, eroded	27.14	49.9%		IIIe	125	4.1	8.3	44	56
MdB2	Miami silt loam, 2 to 6 percent slopes, eroded	15.54	28.6%		IIIe	140	4.6	9.2	45	53
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	9.40	17.3%		IVe	125	4.1	8.3	44	56
Tr	Treaty silty clay loam	1.35	2.5%		IIIw	165	6.1	12.2	53	74
MvC2	Miami silt loam, 12 to 18 percent slopes, eroded	0.96	1.7%		IVe	115	3.6	7.6	40	51
Weighted Average						130.6	4.3	8.6	45.6	56.6



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For More Information Call Steve
Slonaker, Broker at 765-855-2045 or
Toll Free 877-747-0212

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