

28.46± Acres

Madison County, IN Anderson Township

Tillable soils with multiple zoning and city utilities

for sale

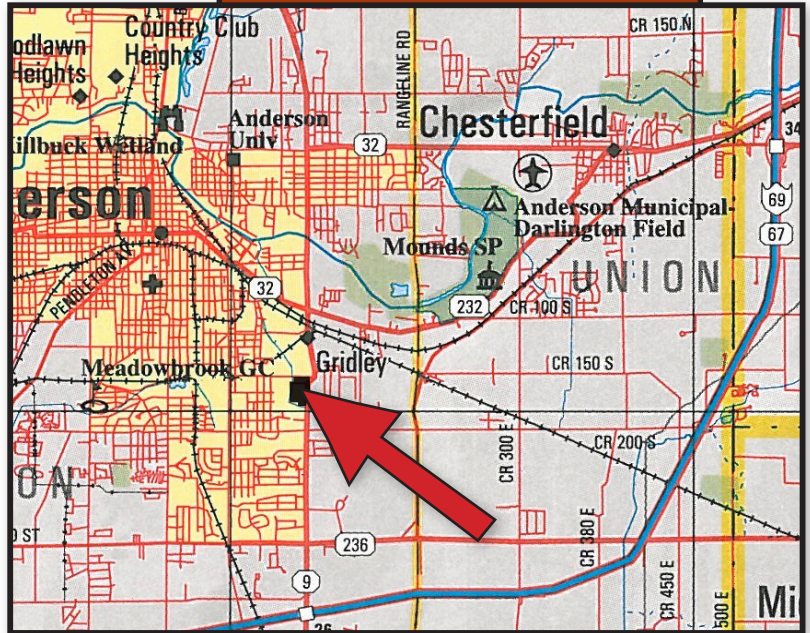


A great property with tillable soil, B-4 & Residential Zoning, and City Utilities

Property Location: From I-69 (Exit 226) go North on Scatterfield Road (aka SR 9), approximately 2 miles to 32nd Street, turn left (West), and go 1/8 of a mile to the property.

Property Description: 28.46± acres with 23.44 acres tillable with the balance in woods, ditch, and road frontage on E. 32nd Street. This property features both B-4 and Residential zoning. This property is located behind Lowe's on E. 32nd Street and has both city sewer and water, as well as 3 Phase Power. The property is also accessible from E. 34th Street.

Listing Price: \$175,000

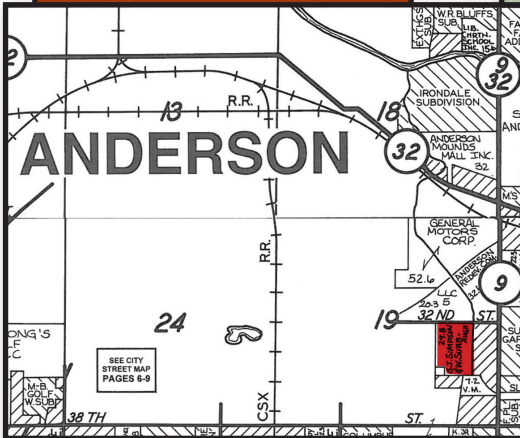
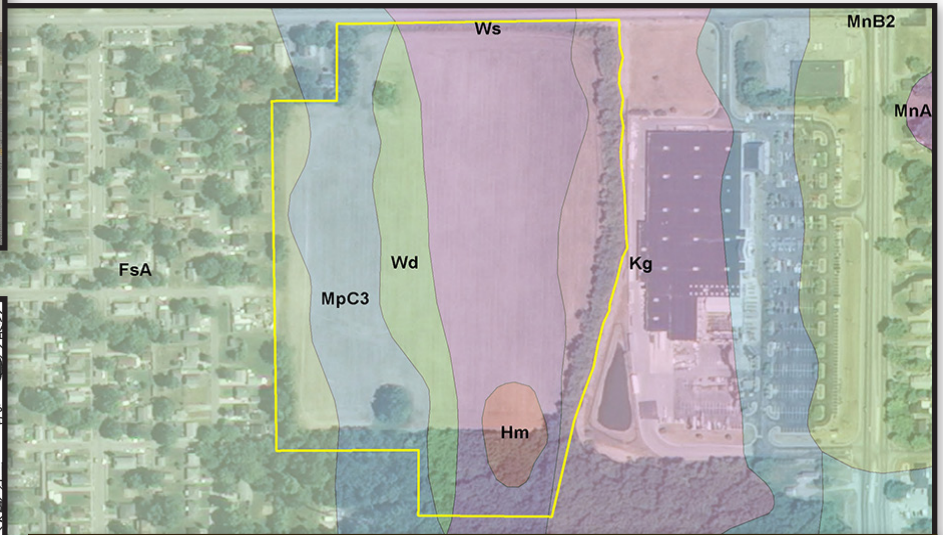
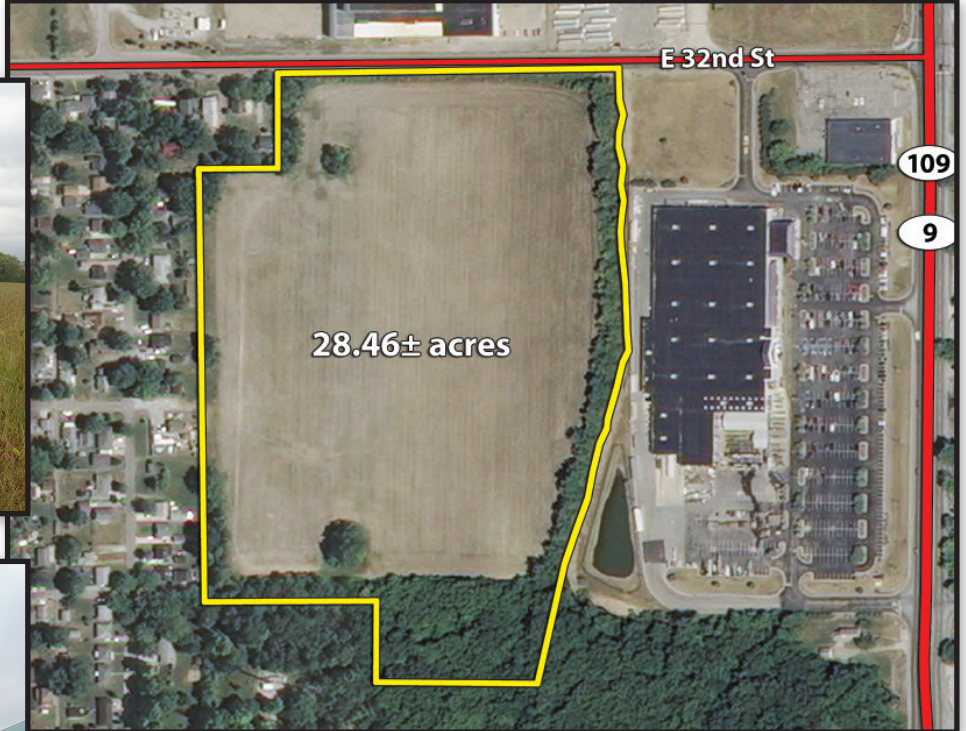


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Soils									
CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CORN	GRASS LEGUME HAY	PASTURE	SOY BEANS	WINTER WHEAT	
Ws	Westland silty clay loam	11.20	40.1%	145	4.8	9.6	39	58	
MpC3	Miami soils	6.10	21.8%	125	4.1	8.3	44	56	
Wd	Westland silty clay loam	3.67	13.1%	165	5.4	10.9	46	66	
Kg	Kokomo silty clay loam	3.50	12.5%	150	5	9.9	40	60	
FsA	Fox silt loam	2.48	8.9%	145	4.8	9.6	51	73	
Hm	Homer silt loam	0.97	3.5%	110	3.6	7.3	35	50	
Weighted Average				142.7	4.7	9.4	42.1	59.9	