

203± Acres *listed for sale*

Shelbyville, Indiana • Northwest Shelby County



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SHELBYVILLE, INDIANA
Northwest Shelby Co.



- 179± Cropland Acres (FSA)
- 2015 Tenants Rights Available
- Top Soils with Corn Index of 156.7 bushel/acre
- Systematically Tiled in 2012
- Nice Woodland
- 30 Minutes to Downtown Indianapolis



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PROPERTY LOCATION: From I-69 south of Indianapolis to Exit 103 London Road then left on Co. Rd. 700W across interstate, then immediately right on Michigan Road, then south 1 mile to Co. Rd. 800N, then left 1 mile to property on the left to the corner of Co. Rd. 800N and 500W. From Shelbyville north to London Road (Exit 103) then right immediately to Michigan Road, then south 1 mile to Co. Rd. 800N. 1 mile to property on the left.

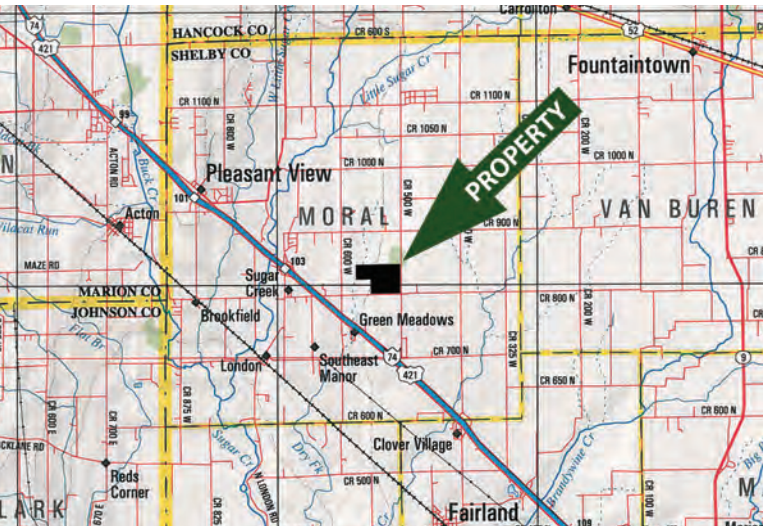
Approximately 179± Acres cropland. Highly productive Brookston/ Crosby soils. Systematically tiled. 1/2 mile north/ south rows all with frontage on County Road 500W. Frontage on Co. Rd. 800N. Approximately 8,000 bu. Bin with newer electric. Investment quality tract. **Woodland** for recreation and long term timber investment.

- **Taxes** - \$4,854/yr. or \$24.20/acre
- **Zoning** - A-1 Agricultural Conservation District.

Asking price: \$1,521,000 or \$7,492/acre

2015 Tenant's Rights Available

Located in Northwest Shelby County near Marion County Line. 30 minutes to downtown Indianapolis.



SYSTEMATICALLY TILED - SPRING 2012

5,155 feet of 8" tile for sub-mains
1,075 feet of 6" tile for sub-mains
91,055 feet of 4" tile for laterals

Installation By:
Drainage Construction
Unlimited, Inc.
Greenfield, IN

SOIL INFORMATION

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam	105.27	59.7%	140	4.6	9.2	46	63
Br	Brookston silty clay loam	65.51	37.1%	185	8.1	12.2	53	74
MIB2	Miami silt loam	3.25	1.8%	140	4.6	9.2	49	63
MmB3	Miami clay loam	1.40	0.8%	135	4.5	8.9	47	61
CrB	Crosby silt loam	0.99	0.6%	140	4.6	9.2	46	63
Weighted Average				156.7	5.2	10.3	48.7	67.1

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LISTING AGENT:
Steve Slonaker 765-969-1697

877-747-0212

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