

Potential Building Site

Near Colfax Indiana

Land for Sale

9[±] acres

Clinton County, IN

Off Manson-Colfax Rd



Total Acres: 9	Tillable Acres: 3.52
Woods: 4.99	Roads & Waste: 0.50
Section: 34	Twp: Perry
County: Clinton	State: IN

This acreage is split off parent tract, could be developed with Clinton County Zoning approval to potential building site. The property features 3.5 +/- acres of high quality tillable acres and the balance is grassy pasture, some light woods and open ditch to the east.

\$63,000



Owner: Jackson Land Company, LLC
Directions to Property: US 52 to Manson Colfax Rd, turn East and drive 1.25 miles, property is on the north side of road, look for Schrader signage.
Tenant: Dean Jackson

Current Lease Terms: Leased
Possession Date: Upon Closing
Taxes Payable 2014: Before split \$1156.06
Zoning: Agriculture
Oil/Mineral Rights: None, assumed by Buyer

Fencing: Partial
Improvements: None
Soil Types: Ragsdale & Fincastle
Yield Index: 172.6
Topography: Flat tillable acres, with rolling pasture that has open ditch
High School: Clinton Prairie
Elec. Source: Duke Energy at road

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

Jackson • TF15C



800.451.2709
schraderauction.com/listings

Listing Agent: TODD FREEMAN
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FSA DATA: Farm #997

Crop	Direct Yield
Corn	112
Soybeans	41

9± acres

W Manson Colfax Rd

Area Symbol: IN023, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Winter wheat	Soybeans	Grass legume hay	Corn	Pasture
Ra	Ragsdale silt loam	5.31	58.8%	76	54	6	190	13
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	3.12	34.6%	74	54	5	168	11
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	0.60	6.6%	65	49	5	144	10
Weighted Average				74.6	53.7	5.6	179.3	12.1

