

80 ± Acre Farm

with Excellent Road Frontage

For Sale



DIRECTIONS: Drive west on State Road 38 from Kirklin 1.5 miles to CR580E, turn south and follow 580E about 1 mile and the farm is on the east side of the road. Southern boundary is at CR750S in Clinton County, watch for Schrader For Sale Sign and flags marking boundary.

PRICE: \$640,000

TOTAL ACRES: 80.00 **TILLABLE ACRES:** 76.74 **CRP ACRES:** 2.20

CURRENT LEASE TERMS: Leased **TENANT:** None

EASEMENTS OR RESTRICTIONS: None

POSSESSION DATE: At closing, farm is leased, for terms on assumption of lease contact listing agent.

ZONING: Agricultural

OIL/MINERAL RIGHTS: None

FENCING: None

IMPROVEMENTS: None

HIGH SCHOOL: Clinton Central

ELEC. SOURCE: Duke Energy

OWNER: Bradley & Lynn Kriel

FARM CRP: Contract #648A from 10/1/2012 to 9/30/2022 with an annual payment of \$455.00. New owner(s) will assume CRP contract.

SOIL TYPES: Fincastle (FdA), Miami Crosby (MtB) & Cyclone (Cy)

YIELD INDEX: 156.8 Corn & 51.6 Soybean

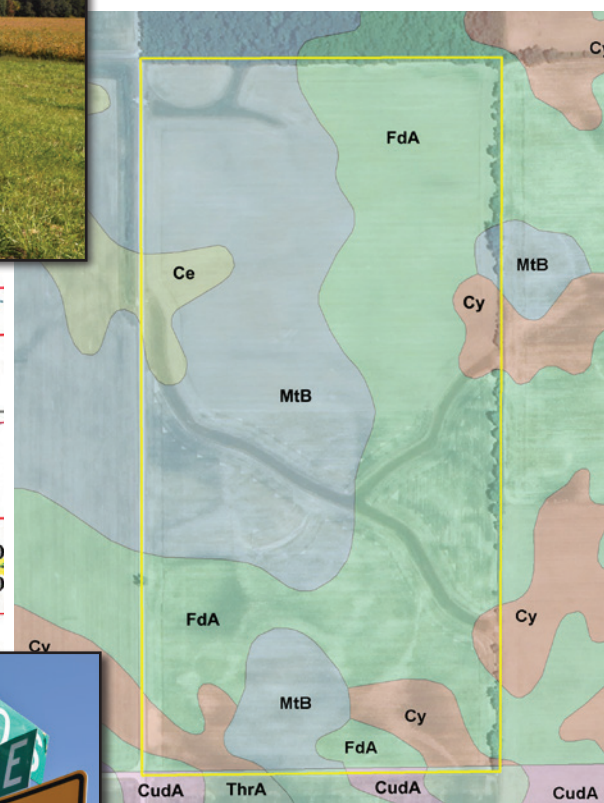
TOPOGRAPHY: Flat to gentle roll

COMMENTS: Nice 80 acre farm located a mile west of Kirklin in southern Clinton County. Excellent road frontage along CR580E of 2500'.

FSA DATA: Farm #2752	
Crop	Base
Corn	39.3 Ac.
Wheat	37.1 Ac.



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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	37.54	47.0%		Ilw	161	5.3	10.6	53	72
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	33.93	42.5%		Ille	149	4.9	9.8	51	67
Cy	Cyclone silt loam	5.57	7.0%		Ilw	190	6.3	12.5	54	76
Ce	Ceresco loam	2.15	2.7%		Illw	120	4	7.9	32	54
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	0.27	0.3%		Ilw	183	6.1	12	53	74
CudA	Crosby silt loam, 0 to 2 percent slopes	0.24	0.3%		Ilw	141	4.6	9.3	46	63
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.14	0.2%		Ille	141	4.6	9.2	49	63
Weighted Average						156.8	5.2	10.3	51.6	69.6