

Excellent Quality Soils

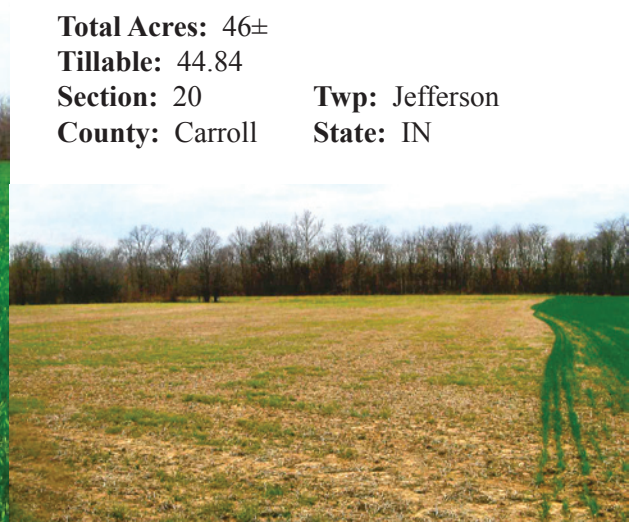
Frontage on CR 700W & CR 1000N _____

For Sale

46[±] acres

Carroll County, IN

Section 20, Jefferson Township



Total Acres: 46±

Tillable: 44.84

Section: 20

County: Carroll

Twp: Jefferson

State: IN

\$8,200/acre



Owner: Ron & Carmen Slavens

Directions to Property: From Monticello, IN, take US 421 and SR 39 approximately 3 miles south to CR 1100N (Patton), then take CR 1100N approximately 4 miles east to CR 700W,

then take CR 700W 1 mile south to CR 1000N, the 46+/- acre farm is at the southwest intersection of CR 700W and CR 1000N.

Current Lease Terms: The owner is farming this farm for 2015 crop year.

Possession Date: Negotiable

Zoning: Agriculture

Oil/Mineral Rights: Assumed by Buyer

Improvements: None

Fencing: Some

Topography: Slightly Rolling

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

Slavens • JH27C



800.451.2709

schraderauction.com/listings

Listing Agent: JIM HAYWORTH

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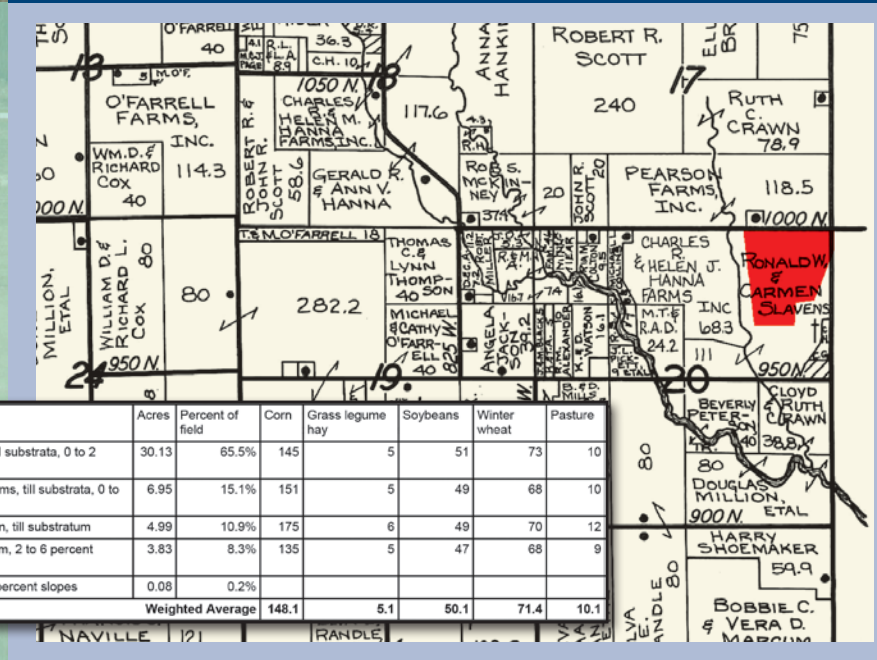
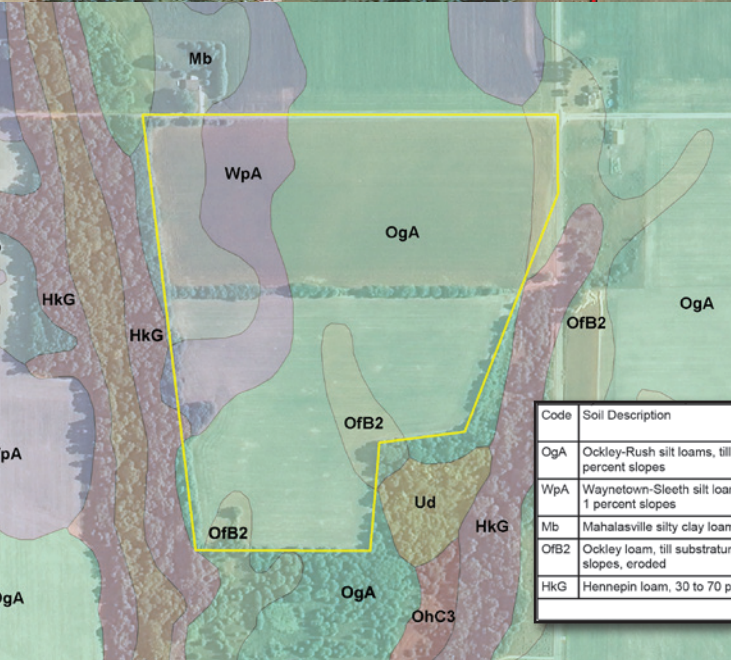
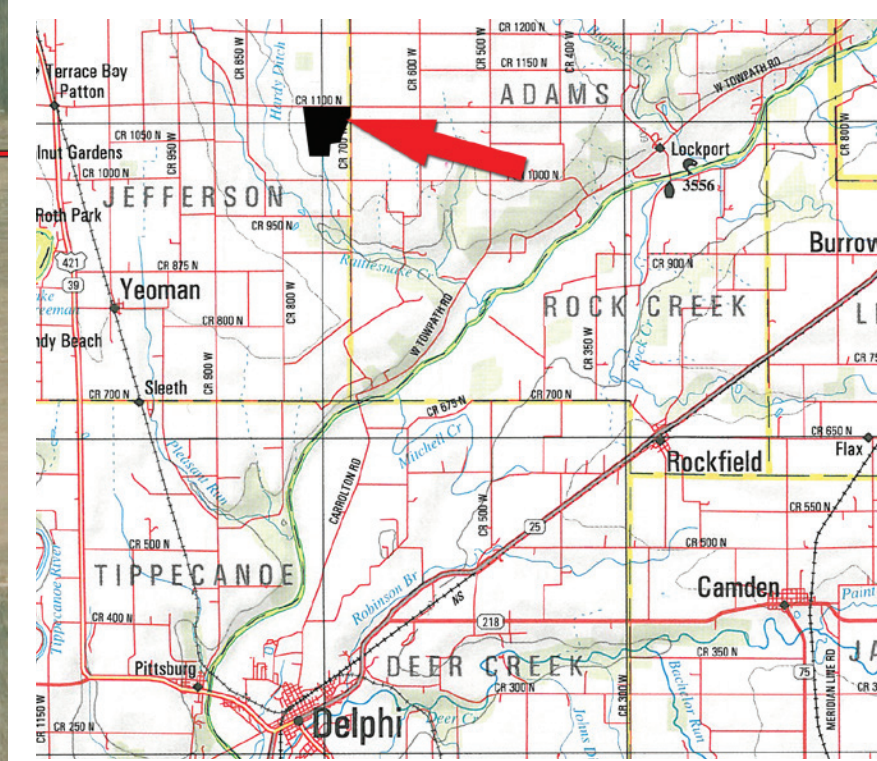
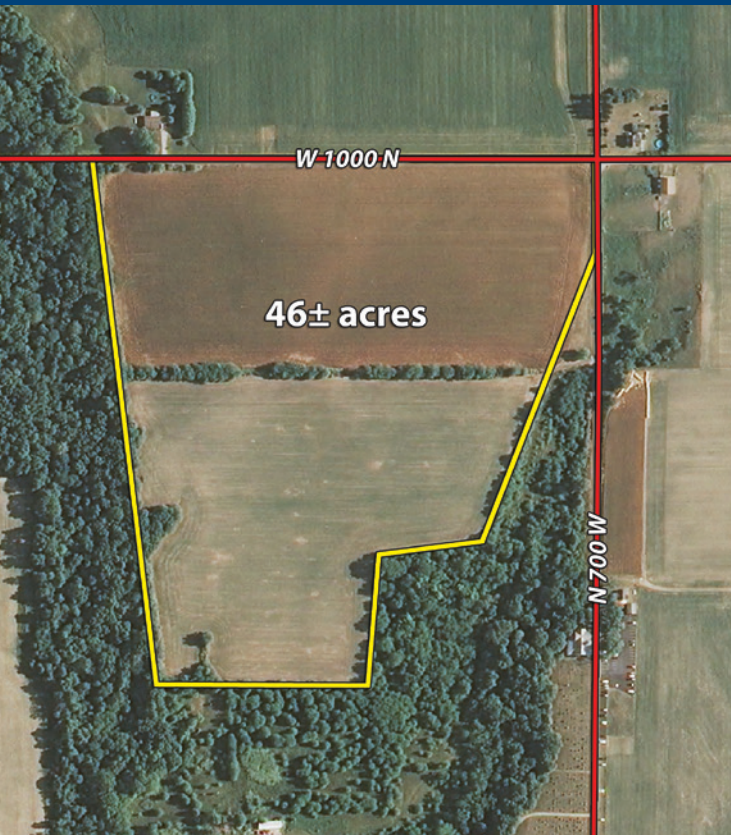
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Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	30.13	65.5%	145		5	51	73
WpA	Waynetown-Sleeth silt loams, till substrata, 0 to 1 percent slopes	6.95	15.1%	151		5	49	68
Mb	Mahalasville silty clay loam, till substratum	4.99	10.9%	175		6	49	70
OfB2	Ockley loam, till substratum, 2 to 6 percent slopes, eroded	3.83	8.3%	135		5	47	68
HkG	Hennepin loam, 30 to 70 percent slopes	0.08	0.2%					
Weighted Average				148.1		5.1	50.1	71.4

Visit our website or contact Listing Agent for more information.