

40± ACRE FARM *for sale*

BBG Farms • AW22R

RANDOLPH COUNTY • UNION TOWNSHIP, IN

HIGH PERCENTAGE OF TILLABLE LAND
WOODED AREA WITH BARN
UNION MODOC SCHOOLS



SCHRADER
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40± *Southwestern Randolph County* ACRES WITH 36.34 TILLABLE ACRES *for sale*

- High percentage of tillable land
- Wooded area with barn
- Union Modoc Schools

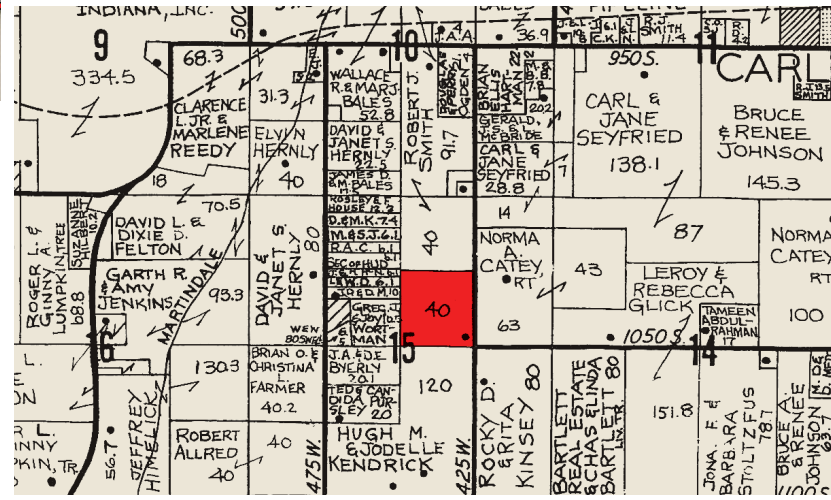
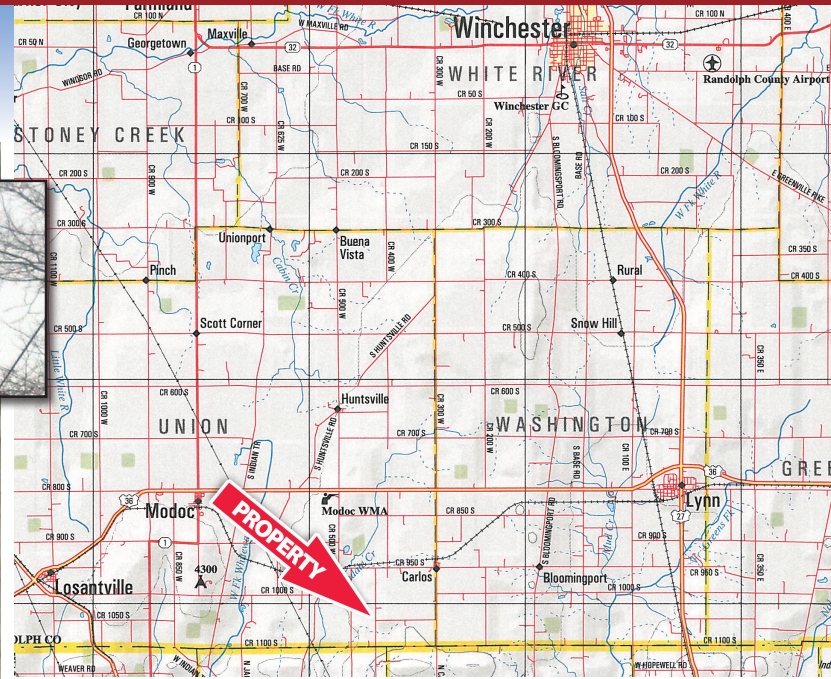


• 6 Miles Southeast of Modoc • 12 Miles Southwest of Winchester • 15 Miles Northwest of Richmond

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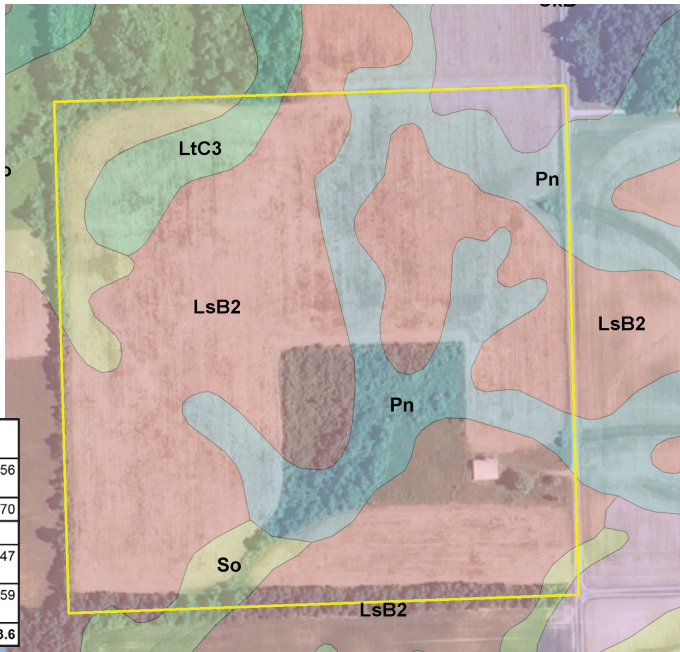
PROPERTY LOCATION: 10448 CR 425 West Williamsburg, Indiana. From US 35 in Williamsburg, Indiana travel west 1.5 miles and take Carlos Road north 4 miles (crossing the from Wayne to Randolph County) to CR 1050 South. Then left (west) 1 mile to the farm at the corner of 1050S and 425W. Or from IN SR 36 take CR 300 W south 3 miles to CR 1050 S then right. Located in Section 15 of Union Township.

- County: Union Twp, Randolph Co, 6 miles southeast of Modoc, IN
- Topography: Gently rolling
- Predominant Soils: Losantville, Patton, and Sloan soils
- Possession: FULL CROP RIGHTS AVAILABLE FOR 2016!
- Improvements: 30'x 60' Older machinery shed.
- Taxes: \$744.72/year
- Terms: CASH
- Zoning: A-1 Agricultural

- Listed at \$236,000
- \$5,900/acre



Code	Soil Description	Acre s	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
LsB2	Losantville silt loam, stony subsoil, 2 to 6 percent slopes, eroded	24.65	61.7%		Ile	125	4.1	8.3	44	56
Pn	Patton silty clay loam	8.81	22.1%		Ilw	175	5.8	11.6	49	70
So	Sloan silt loam, frequently flooded	3.67	9.2%		IIIw	150			40	
LtC3	Losantville clay loam, stony subsoil, 6 to 12 percent slopes, severely eroded	2.00	5.0%		IVe	105	3.5	6.9	37	47
CkB	Celina silt loam, stony subsoil, 1 to 4 percent slopes	0.82	2.1%		Ile	130	4.3	8.6	46	59
Weighted Average						137.4	4.1	8.2	44.4	53.6



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