

# LAND FOR SALE

CLINTON COUNTY, IN

## 66<sup>±</sup> ACRES

**Tillable Acres: 56.72 • Pasture/Woods: 8.28 • Roads/Waste: 1**



**Nice farmland in southwestern Clinton County**

**LIST PRICE : \$465,500**

**Section: #26 • Perry Township • Clinton County, IN**

**Price:** \$465,500 (\$7,053/AC)

**Owner:** Patrica A. Lee

**Address:** Off County Road 300S

**Directions to Property:** SR 28 to CR450W west of Frankfort turn south (Clinton Prairie Schools) to CR300S (at Manson) right at CR300S and farm is located on south side of road one mile west.

**Tenant:** Jeff Lee

**Current Lease Terms:** Leased for 2016

**Easements or Restrictions:** Ag easement

**Possession Date:** At closing, per tenant rights

**Taxes Payable 2016:** See Comments

**Zoning:** #199 Agricultural & Other Uses

**Oil/Mineral Rights:** None

**Fencing:** Some around perimeter

**FSA DATA:**

**Farm No.:** 6193 • **Tract** 1663 • **Corn DCP (PLC Yield):** 167 • **Bean DCP (PLC Yield):** 50

**Farm is not certified at FSA Office for 2016 and contains no CRP acres/contract.**

**Improvements:** None.

**Soil Types:** Miami-Crosby, Fincastle, Miami clay & Mahalaville.

**Topography:** Tillable Farmland

**High School:** Clinton Prairie

**Elec. Source:** Duke Energy

**Comments:** Farm will require agricultural easement to access south half of farm; nice farmland in southwestern Clinton County.

**Taxes for 2015 are \$4057.12** - There will be a new survey to remove this 66 acres from the parent tract of 91 acres. This will impact the future tax bill once new acres are surveyed off.



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

Lee • TF23C

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