

SCHRADER REAL ESTATE

Listing Info • Sold Property

66[±] acres

Boone County, IN

Center Township



Owner: Marvin Fundenberger

Address: Off County Road 350 W

Directions to Property: US 52 south to CR 350 W turn right 1.75 miles to farm right. 3.75 miles NW of downtown

Total Acres: 66±

Tillable Acres: 63.42

Pasture/Woods: 8.28

Roads & Waste: 2.58

Section: #21

Twp: Center

County: Boone

State: IN

Price: \$627,000 (\$9,500/Ac)

Tenant: AT Scherer Sod Company

Current Lease Terms: Leased for 2016

Easements or Restrictions: None

Taxes Payable 2016: See Comments

Oil/Mineral Rights: None

Possession Date: At closing, per tenant rights.

Zoning: #199 Agricultural & Other Uses

Fencing: Some around perimeter

FSA DATA: Farm is not certified at or enrolled for any FSA programs.

Improvements: None, irrigation equipment removed on or before closing.

Soil Types: Treaty silty clay loam, Fincastle silt loam & Cyclone silty clay loam.

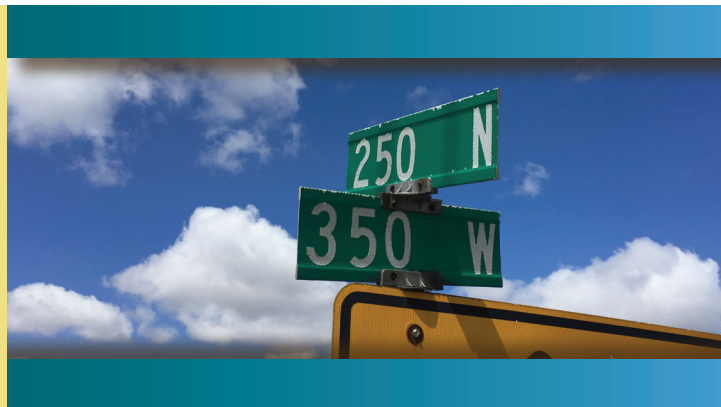
Topography: Tillable Farmland

High School: Lebanon Community Schools

Elec. Source: Duke Energy

Comments: Farm is currently in SOD production and current crop will be removed before June 1, 2016. Possession is immediate upon removal of SOD.

Taxes: There will be a new survey to remove this 16 acres from the parent tract of 80 acres. This will impact the future tax bill once new acres are surveyed off.



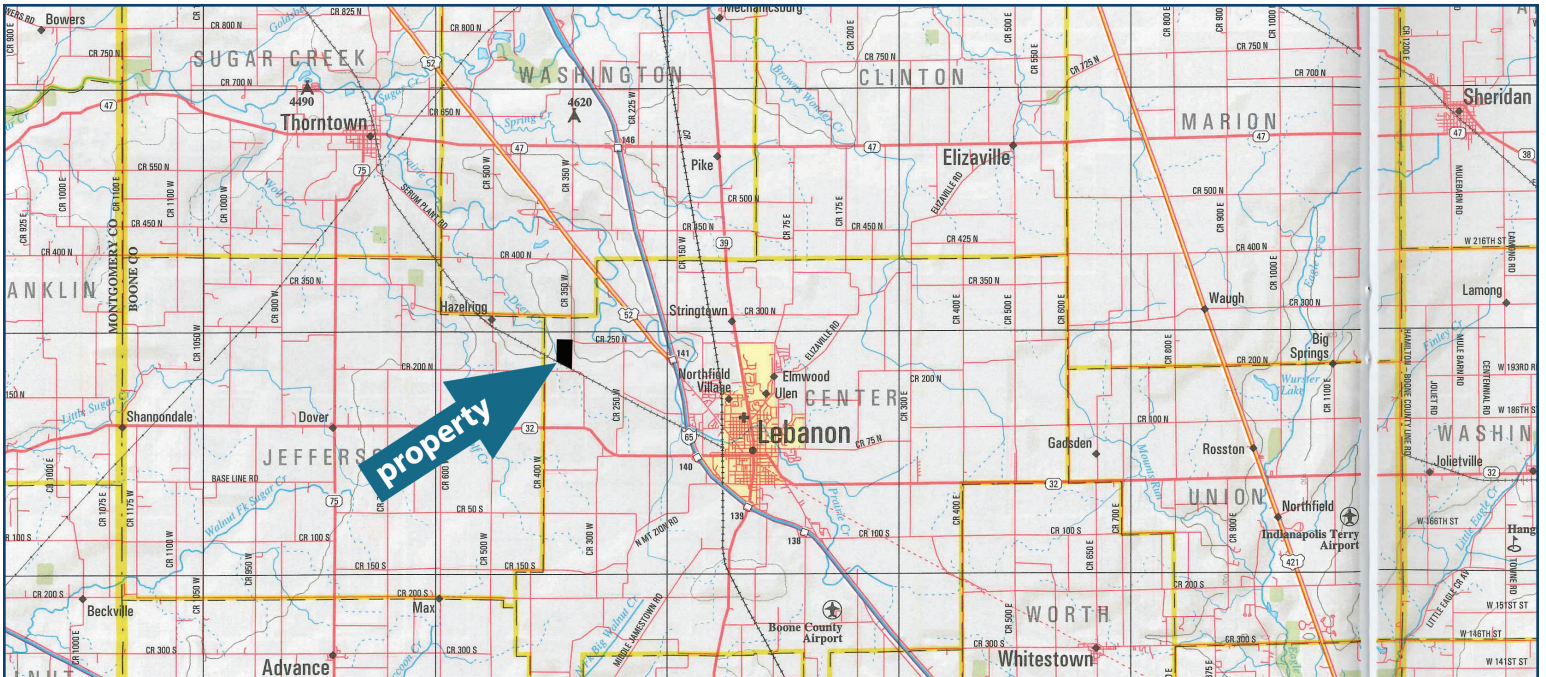
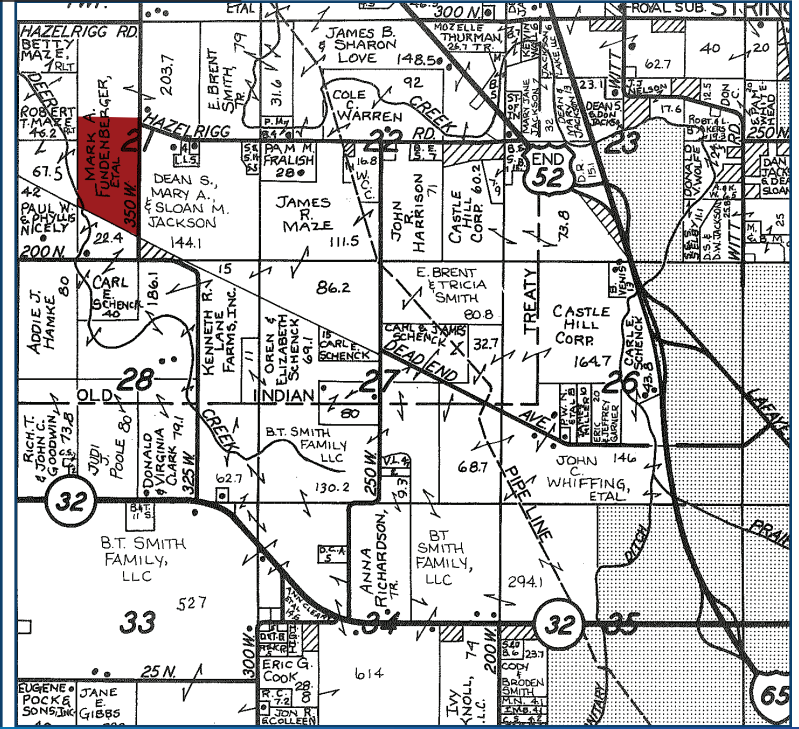
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The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Fundenberger • TF20B



800.451.2709
schraderauction.com/listings

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