

# FARMLAND FOR SALE

PRICE: \$2,145,000

389.789<sup>±</sup> acres

Newton County, IN

McClellan Township

Tillable Acres: 364.98<sup>±</sup>



Contact listing agent for yield history and soil test information. This farm has a lot of road frontage, fronting on US 41, County Roads 225 N, 250 W and 400 W.



**Owner:** Robert Churchill, Jr. & Donna Churchill Polich (369.789 +/- Acres); MEC Family Land, LLC (20 +/- Acres Pt. of NW1/4 of SW1/4 S27,T30N,R9W).

**Directions to Property:** Approximately 5 miles north of Morocco. At Enos (US 41 and State Road 14) go approximately 1/2 mile north on US 41 to bulk of the property on both sides of US 41. To the 80 acres on CR 400 W: At Enos (US 41 and State Road 14) travel west 1 mile on CR 100 N to CR 400 W. Turn north (right) onto CR 400 W and go approximately 3/4 mile to property on west side of the road.

**SECTIONS:** 22, 27, 28 & 29 (T30N, R9W)

**TWP:** McCLELLAN

**COUNTY:** NEWTON

**STATE:** IN

**PRICE:** \$2,145,000 (\$5,503/ACRE)

**Possession Date:** At closing subject to tenants' rights for 2016 crop.

**2015 Taxes Payable 2016:** \$11,086.42

**Drainage Assessments:** \$974.98

**Zoning:** Ag

**FSA DATA:**

**Farm No.:** 3399 **Farmland:** 361.0 ac.

**DCP Cropland:** 346.93 ac.

**Effective DCP Cropland:** 320.63 ac.

**Corn Base Acr.:** 261.1

**PLC Yield:** 144 bu.

**Soybean Base Acr.:** 59.53

**PLC Yield:** 45 bu.

**CRP:** 26.3 acres in CRP. \$3,512.00 annual payment and contract expires 9/30/22.

**Farm No.:** 820 **Farmland:** 19.7 ac.

**DCP Cropland:** 18.05 ac.

**Effective DCP Cropland:** 18.05 ac.

**Corn Base Acr.:** 9

**PLC Yield:** 128 bu.

**Soybean Base Acr.:** 9

**PLC Yield:** 57 bu.

**Topography:** Mostly level



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Real Estate and Auction Company, Inc.

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[schraderauction.com/listings](http://schraderauction.com/listings)

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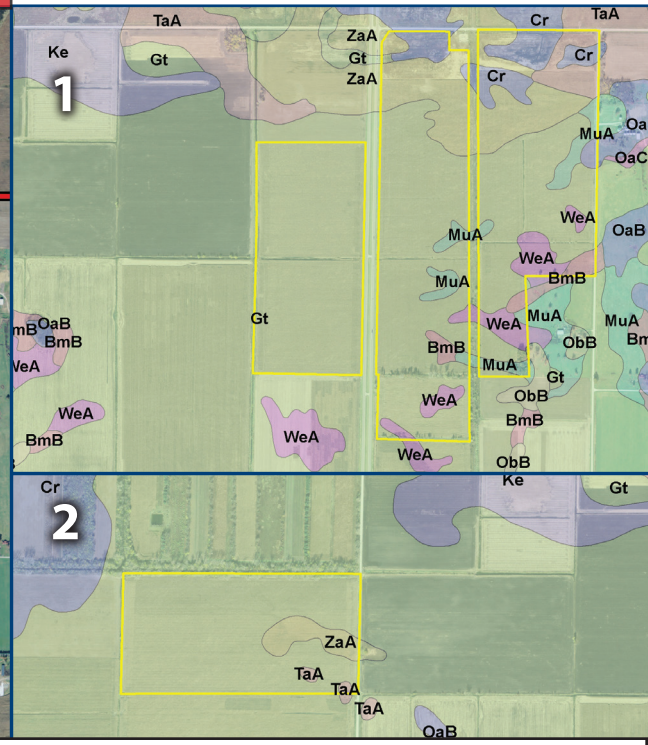
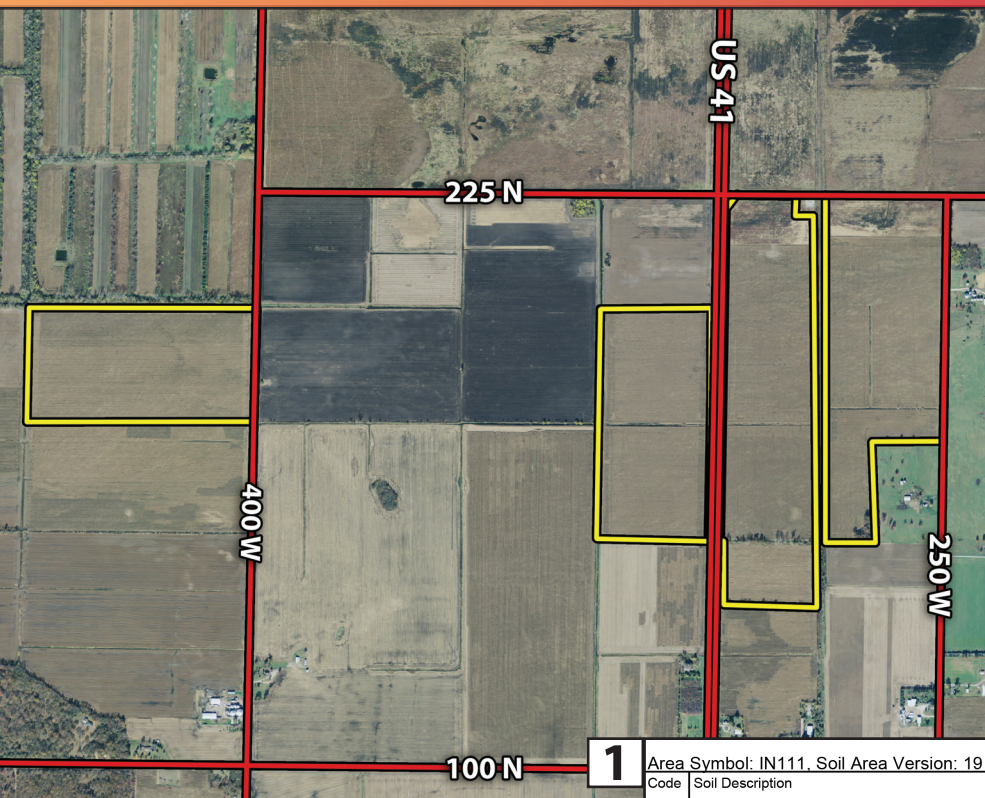


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**1**

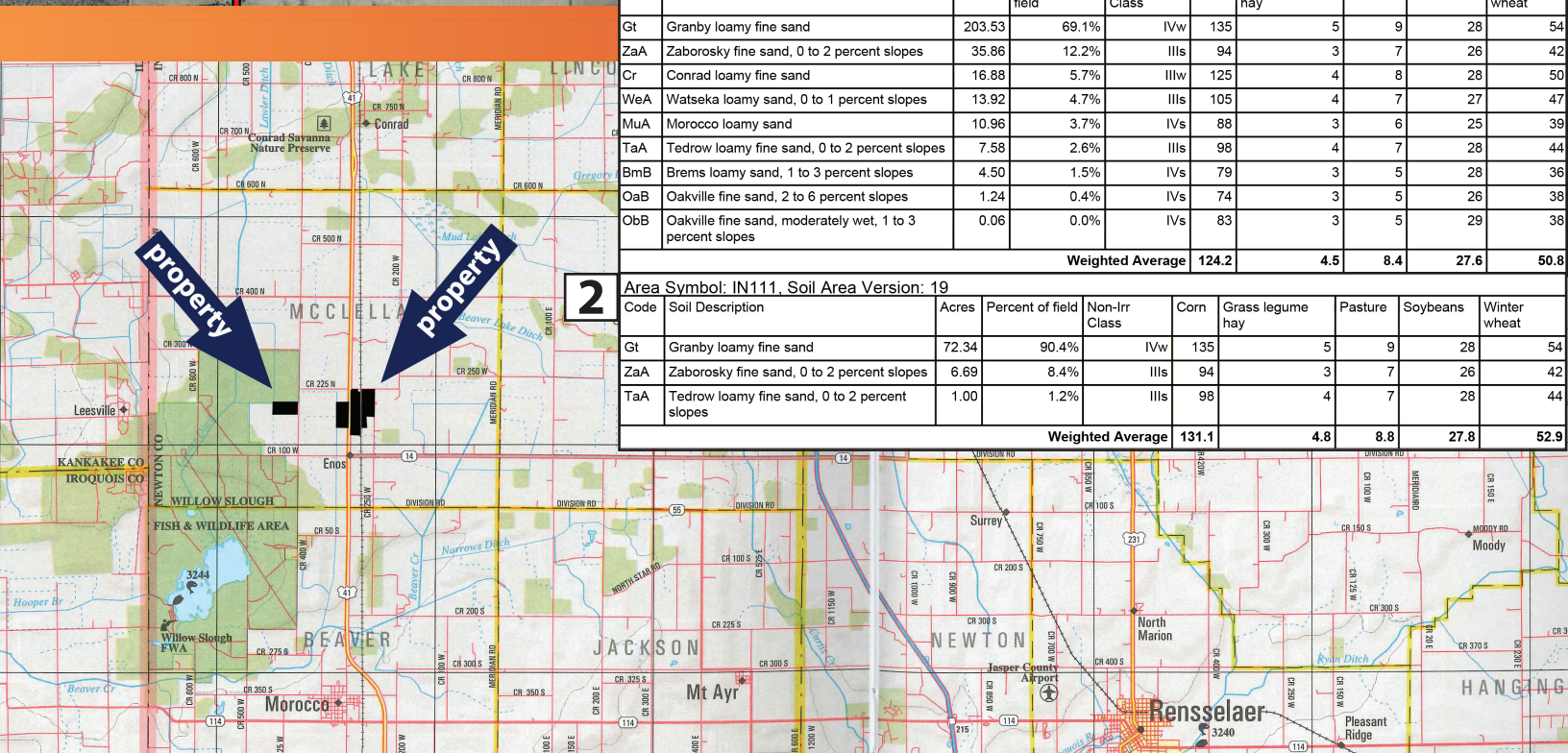
Area Symbol: IN111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gt	Granby loamy fine sand	203.53	69.1%	IVw	135	5	9	28	54
ZaA	Zaborosky fine sand, 0 to 2 percent slopes	35.86	12.2%	IIIIs	94	3	7	26	42
Cr	Conrad loamy fine sand	16.88	5.7%	IIIw	125	4	8	28	50
WeA	Watseka loamy sand, 0 to 1 percent slopes	13.92	4.7%	IIIIs	105	4	7	27	47
MuA	Morocco loamy sand	10.96	3.7%	IVs	88	3	6	25	39
TaA	Tedrow loamy fine sand, 0 to 2 percent slopes	7.58	2.6%	IIIIs	98	4	7	28	44
BmB	Brems loamy sand, 1 to 3 percent slopes	4.50	1.5%	IVs	79	3	5	28	36
OaB	Oakville fine sand, 2 to 6 percent slopes	1.24	0.4%	IVs	74	3	5	26	38
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	0.06	0.0%	IVs	83	3	5	29	38
<b>Weighted Average</b>					<b>124.2</b>	<b>4.5</b>	<b>8.4</b>	<b>27.6</b>	<b>50.8</b>

**2**

Area Symbol: IN111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gt	Granby loamy fine sand	72.34	90.4%	IVw	135	5	9	28	54
ZaA	Zaborosky fine sand, 0 to 2 percent slopes	6.69	8.4%	IIIIs	94	3	7	26	42
TaA	Tedrow loamy fine sand, 0 to 2 percent slopes	1.00	1.2%	IIIIs	98	4	7	28	44
<b>Weighted Average</b>					<b>131.1</b>	<b>4.8</b>	<b>8.8</b>	<b>27.8</b>	<b>52.9</b>



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

Churchill • MW07N



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