

# REAL ESTATE LISTING PROPERTY FOR SALE

**CLINTON COUNTY, IN / 46± ACRES / NEARLY ALL TILLABLE**

**Directions to Property:** From I-65 & SR-28, one mile east to CR700, turn right and travel one mile south. Farm is situated on west side of the road. Watch for Schrader Real Estate & Auction Sign.

**This is a very nice farm located in western Clinton County with highly productive Drummer soils covering almost 70% of the tillable acres. Farm is leased for 2017 crop year, contact sales manager for FSA data, soils mapping and other information.**



**LIST PRICE:**

**\$455,236**



**TOTAL ACRES:**

**46.30± ACRES**



**TILLABLE ACRES:**

**46.28± ACRES**

- **Improvements:** None
- **Current Lease Terms:** Leased for 2017
- **Pastures / Woods:** None
- **Zoning:** 100 class - Agriculture Vacant Lot
- **Fencing:** Partial
- **County:** Clinton
- **State:** Indiana
- **Taxes Payable:** 2017 - \$9.96/AC\*\*
- **Oil/Mineral Rights:** Assumed by Buyer
- **FSA Data:** Farm #278, Tract #1616, Data based of the 85.34 parent tract prior to split. 46.28 CLU acres on this tract.

- **PLC Yield:** Corn - 183, Soybeans - 53  
Farm has no CRP acres.
- **Soil Types:** Drummer (68.2%), Fincastle Silt Loam (26.2%), balance Milford and Xenia.
- **Topography:** Flat, great road frontage along CR700, approximately 2000'.
- **High School:** Clinton Prairie
- **Elec. Source:** Tipmont REMC, substation across the road.

\*\* Taxes: \$849.33 is based off 85.34 acre parent tract. Tax Apportionment Agreement will be entered into by Seller and Buyer to prorate the new tax bill of the recent split to 46.30 acres. Lick Run Special Assessment is not currently being collected.

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

*Glunt • TF29C*



**800.451.2709**  
[schraderauction.com/listings](http://schraderauction.com/listings)

**Listing Broker: TODD FREEMAN**  
**765-414-1863 • [todd@schraderauction.com](mailto:todd@schraderauction.com)**



# REAL ESTATE LISTING

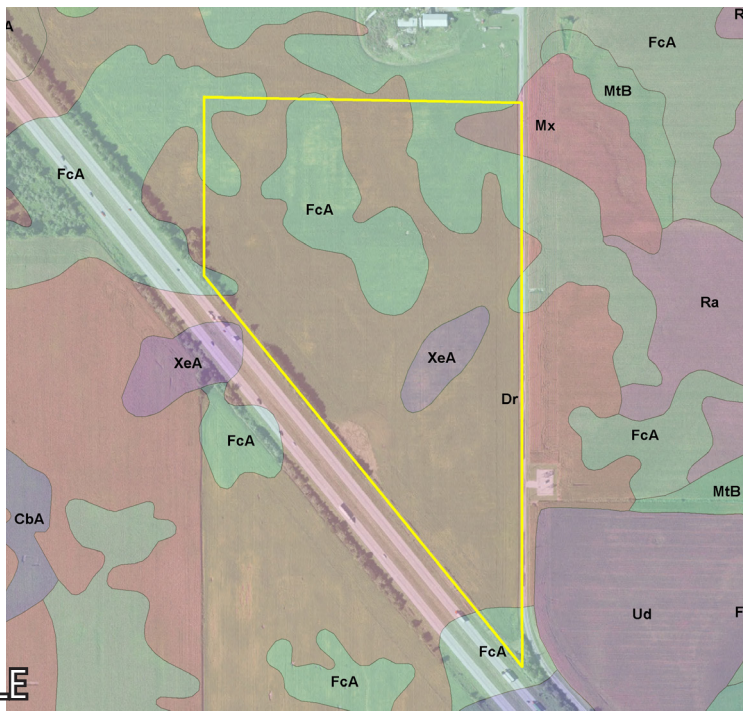
## PROPERTY FOR SALE

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- **46± ACRES**
- **PRICE: \$455,236**

AERIAL MAP



SOIL MAP

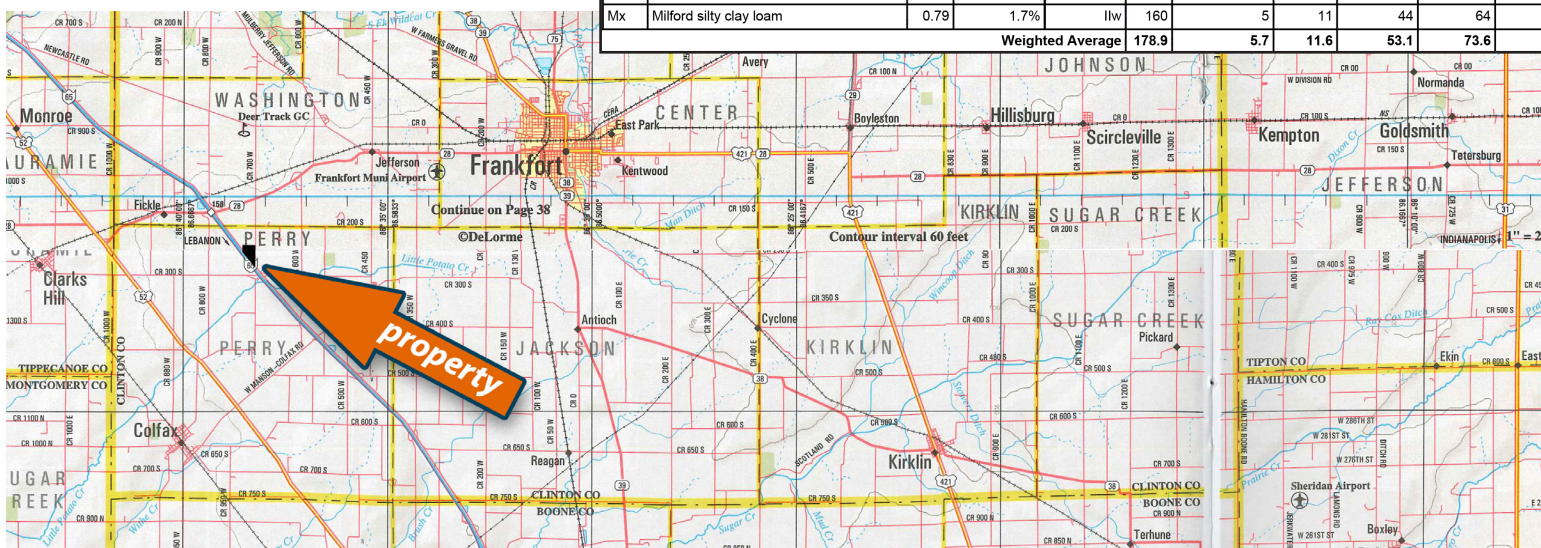


SOIL TABLE

Area Symbol: IN023, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Tall fescue
Dr	Drummer silty clay loam	31.56	68.2%	Ilw	185	6	12	53	74	
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	12.11	26.2%	Ilw	168	5	11	54	74	
XeA	Xenia silt loam, 0 to 2 percent slopes	1.82	3.9%	Ilw	154	5	9	54	69	1
Mx	Milford silty clay loam	0.79	1.7%	Ilw	160	5	11	44	64	
<b>Weighted Average</b>					<b>178.9</b>	<b>5.7</b>	<b>11.6</b>	<b>53.1</b>	<b>73.6</b>	<b>*.</b>

LOCATION MAP



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