

- Estimated 1.9 acres cropland
- Estimated 22 acres woodland with West Fork of Whitewater River on property
- Fish, hunt and canoe on your own property
- Good frontage on Hwy. 1 and Boyd Road
- About 6 acres buildable and not on flood plain
- Great size for your mini farm
- Seller to retain 2017 crop rents.

EASTERN INDIANA • CROPLAND/RECREATIONAL LAND

# REAL ESTATE FOR SALE

# 35 ACRES

WAYNE COUNTY

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# REAL ESTATE FOR SALE

## EASTERN INDIANA 35± ACRES OF CROPLAND/RECREATIONAL LAND WAYNE COUNTY, IN

**Directions to Property:** ½ mile south of Hwy 40 and Hwy 1. Corner of SR 1 and Boyd Rd. Exit I-70 at Cambridge City exit and travel 3 miles south to Boyd Rd. Property is on the west side of Hwy. 1.

- Estimated 11.9 acres cropland
- Estimated 22 acres woodland with West Fork of Whitewater River on property
- Fish, hunt and canoe on your own property
- Good frontage on Hwy. 1 and Boyd Road
- About 6 acres buildable and not on flood plain
- Great size for your mini farm
- Seller to retain 2017 crop rents.



**LIST PRICE:**  
**\$75,000**



**TOTAL ACRES:**  
**35± ACRES**



**CROPLAND ACRES:**  
**11.9± ACRES**



**WOODLAND ACRES:**  
**22± ACRES**

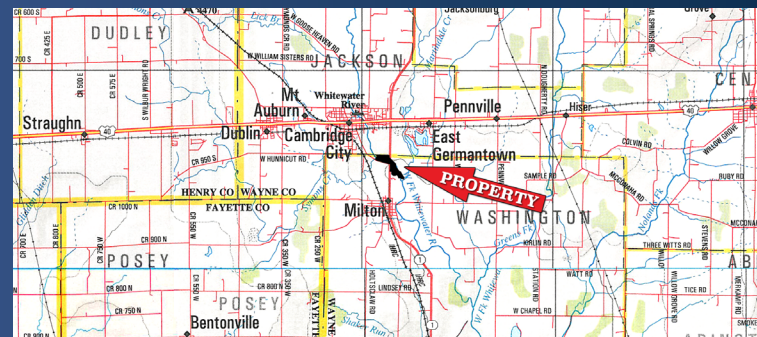
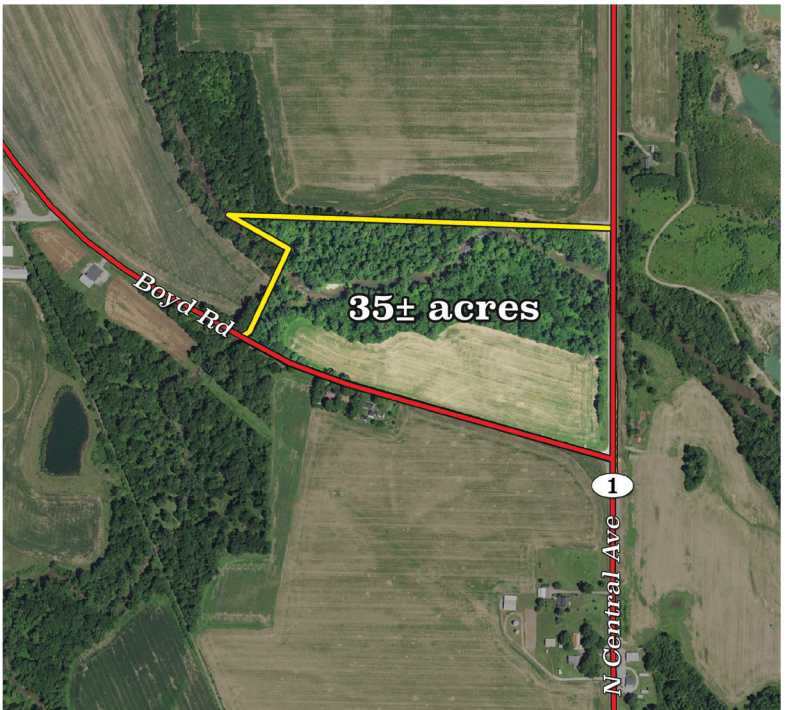


*OWNERS: Elizabeth Williams Trust*

- County: Wayne County, Section 35, Twp. 15N, Range 12E
- Price: \$75,000.00 (\$2,143/acre)

**Other Features:**

- Great Location on Hwy. 1
- Easy Access from I-70
- Good Cropland Income
- Pretty River
- Fantastic Recreational Property Including Hunting, Fishing, Canoeing
- 55 Miles East of Indianapolis
- ½ Mile South of US 40 on Hwy. 1
- Long Term Timber Potential



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

Williams Trust • SS57WAY