

REAL ESTATE

Listing

PROPERTY FOR SALE

106± Total Acres, With Home

DELAWARE COUNTY, INDIANA -
NILES TOWNSHIP, NEAR ALBANY



TOTAL ACRES:
106± ACRES



TILLABLE ACRES:
86.73± ACRES
*PER FSA



PRICE:
\$575,000

ADDRESS:

• 9880 E Gregory Rd., Albany, IN

DIRECTIONS:

• From SR 67/SR 28 in Albany, go East 1/2 mile to Plum St., then North 3 blocks to Granville (which becomes Gregory), then West about 1 & 3/4 mile to property on right.

OTHER DETAILS:

- Possession Date: At closing - Subject to 2018 Tenant Crop Rights
- Zoning: Farming
- Oil/Mineral Rights: Yes
- Current Lease Terms: Current Year
- Taxes Payable 2018: \$4,934.27

FSA DATA:

• Farm #: 4812 • Corn Base Acr: 44.10 • Soy Base Acr: 41.40

HOME DETAILS:

- 2,160 Sq Ft.
- 3 bedrooms, 2 baths
- 2 Car Detached Garage
- Overall Good Condition
- LP Gas with owned 1,000 gallon propane tank
- Includes Range, Oven, Refrigerator, Dishwasher, and Water Softener.
- Delaware Community Schools

**Visit our website for interior photos of home*



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

Mullins • MS20D



800.451.2709
schraderauction.com/listings

Listing Agent: MARK SMITHSON
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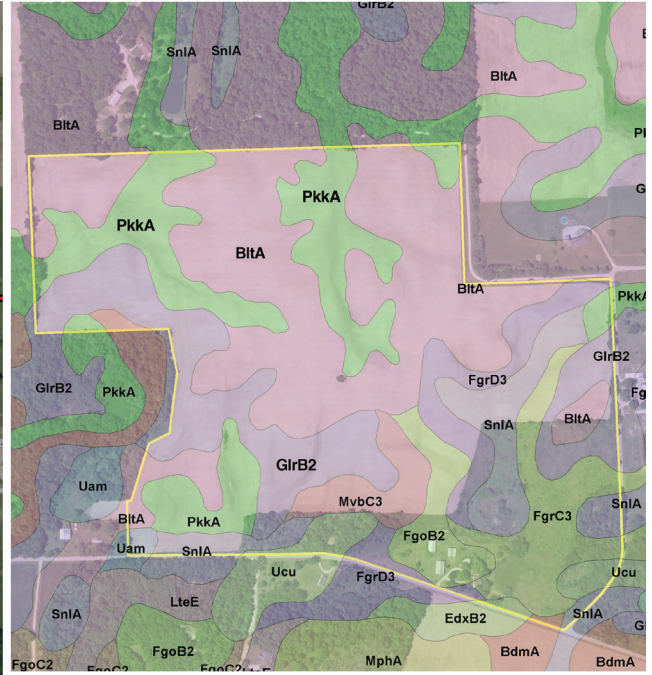
DELAWARE COUNTY, INDIANA -
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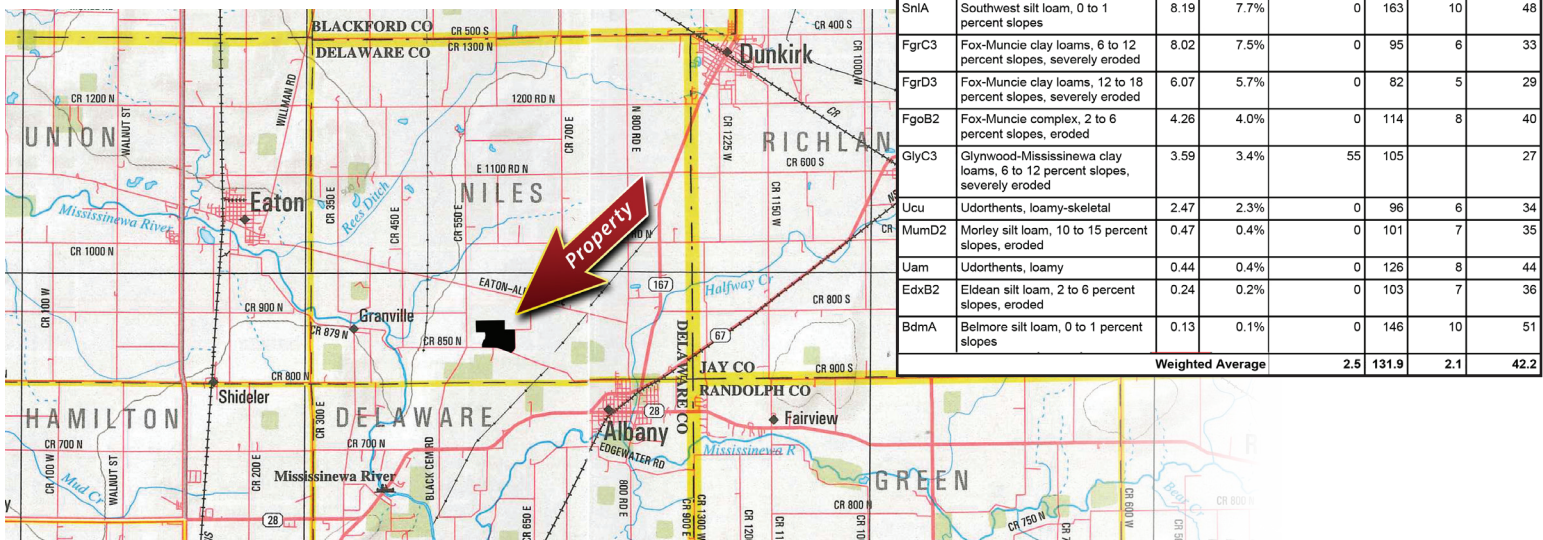
AERIAL MAP



SOILS MAP



LOCATION MAP



SOILS TABLE

Code	Soil Description	Acres	Percent of field	Productivity Index	Corn	Pasture	Soybeans	
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	37.20	34.8%		0	140	45	
Pkka	Pewamo silty clay loam, 0 to 1 percent slopes	19.04	17.8%		0	157	47	
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	16.71	15.6%		4	123	42	
SniA	Southwest silt loam, 0 to 1 percent slopes	8.19	7.7%		0	163	10	
FgrC3	Fox-Muncie clay loams, 6 to 12 percent slopes, severely eroded	8.02	7.5%		0	95	6	
FgrD3	Fox-Muncie clay loams, 12 to 18 percent slopes, severely eroded	6.07	5.7%		0	82	5	
FgoB2	Fox-Muncie complex, 2 to 6 percent slopes, eroded	4.26	4.0%		0	114	8	
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	3.59	3.4%		55	105	27	
Ucu	Udortheints, loamy-skeletal	2.47	2.3%		0	96	6	
MumD2	Morley silt loam, 10 to 15 percent slopes, eroded	0.47	0.4%		0	101	7	
Uam	Udortheints, loamy	0.44	0.4%		0	126	8	
EdxB2	Eldean silt loam, 2 to 6 percent slopes, eroded	0.24	0.2%		0	103	7	
BdmA	Belmore silt loam, 0 to 1 percent slopes	0.13	0.1%		0	146	10	
Weighted Average					2.5	131.9	2.1	42.2

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