

REAL ESTATE

Listing

PROPERTY FOR SALE

CLINTON COUNTY, IN • 40± ACRES
VERY NICE, HIGH QUALITY FARM

Directions to Property: Farm is situated less than 3 miles east of Frankfort, Indiana. Take ST RD 28E heading east from Frankfort. Turn north on CR 380E and drive 1.5 miles to TEE in road (CR 100N), turn right on CR 100N and farm is on south side of road approximately one half mile. Watch for Schrader sign and markers. From Michigantown Road (Michigantown blacktop), turn south on CR 350E and road will curve east and turn into CR 100N; farm is on south side of the road.

PRICE: \$360,000



PROPERTY DETAILS:



TOTAL ACRES:
40± ACRES



TILLABLE ACRES:
39.96± ACRES

- **Total Acres:** 40.00
- **Tillable Acres:** 39.96
- **Roads/Water:** 0.04 Acres
- **Section:** 4
- **Township:** Michigan
- **County:** Clinton
- **State:** Indiana
- **Price:** \$360,000
- **Owner:** Brad & Lynn Kriel
- **Tenant:** Brant
- **Lease Terms:** Currently leased for 2018, crop rights for current growing season.
- **Taxes:** Annual \$1609.76, Brant-Tal-Walker Special Assessment \$34.84 annually

- **Possession:** At closing per the tenants crop rights
- **Zoning:** Agricultural
- **Fencing:** Small tree line in southern boundary line.
- **Soil Types:** 53% of the farm is Mahalasville silt loam (21.21AC), 36% is Starks silt loam (14.45 AC) & balance (4.34 AC) is Fincastle-Crosby & Martinsville soils.
- **Topography:** Flat
- **Schools:** Clinton Central
- **Electric Source:** Duke Energy
- **Comments:** This is a very nice, high quality farm. Contact Sales Manager for FSA Data & Mapping.

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

Kriel • TF33C



800.451.2709
schraderauction.com/listings

Listing Agents: TODD FREEMAN
765-414-1863
todd@schraderauction.com

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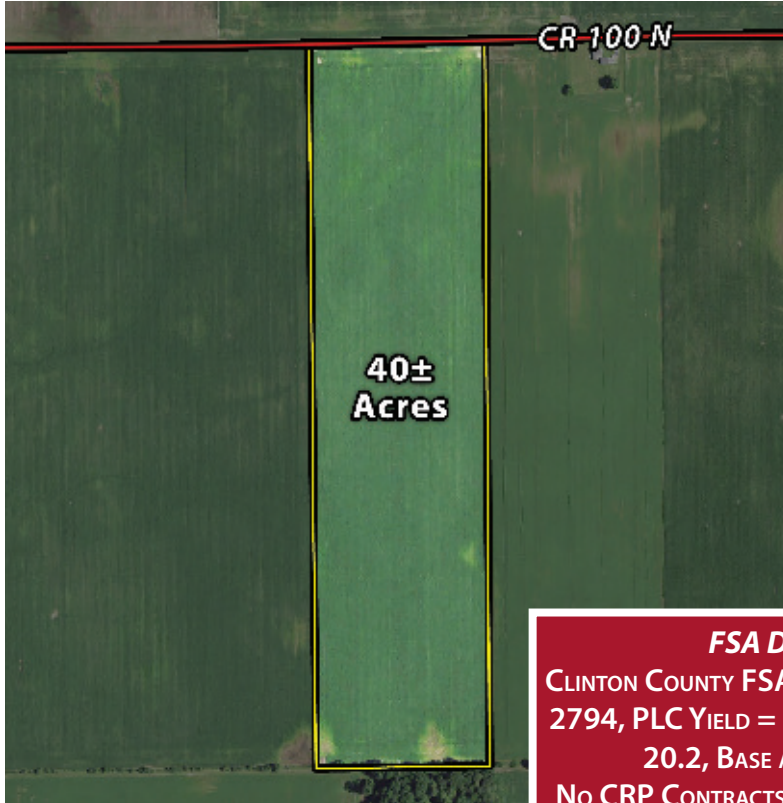
Listing

PROPERTY FOR SALE

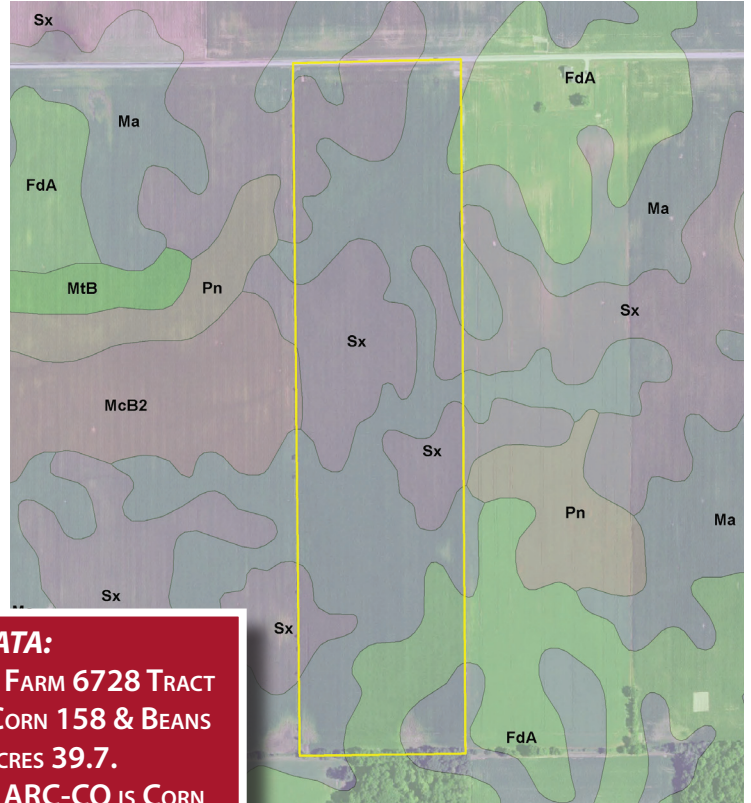
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AERIAL MAP

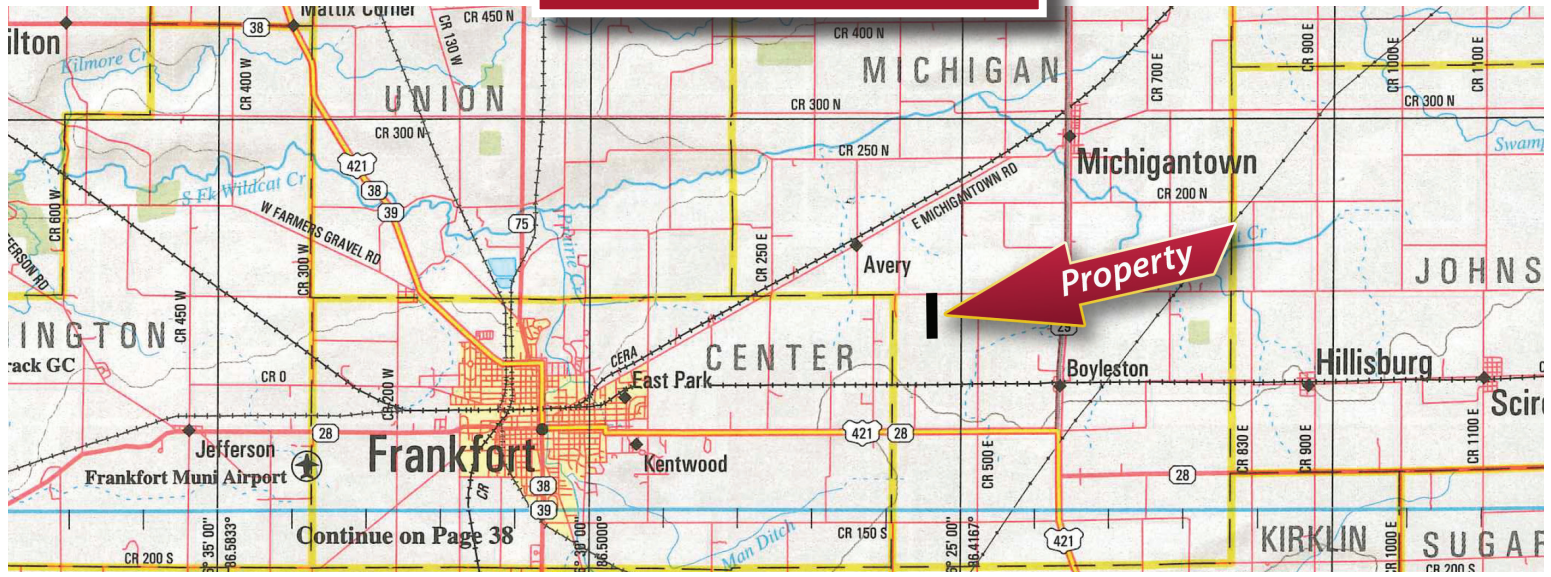


SOIL MAP



FSA DATA:
CLINTON COUNTY FSA FARM 6728 TRACT
2794, PLC YIELD = CORN 158 & BEANS
20.2, BASE ACRES 39.7.
No CRP CONTRACTS, ARC-CO IS CORN
& SOYBEAN

LOCATION MAP



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