

REAL ESTATE

Listing

PROPERTY FOR SALE

**PULASKI COUNTY, IN • PRIME FRANCESVILLE,
IN AREA • EXCELLENT QUALITY SOILS**

Directions to Property: From Francesville, IN: take E Montgomery St. to S Morton St.; turn right (south) to CR 500 S. Travel East for 1 & 3/4 mile to CR 1250 W, and turn right (south). Go 1 mile to 600 S and turn left (east). Property will be on your left, about 1/4 of a mile.

PRICE: \$9,500 / ACRE

**Excellent Location - Prime
Farm Land - Oil and Mineral
Rights Included**



**TOTAL ACRES:
23.36± ACRES**



**TILLABLE ACRES:
23.36± ACRES**

Possession: At closing, subject to 2018 crop lease.

Improvements: None

Terms: Cash

Topography: Level

Schools: West Central

RE Taxes: \$398.48/6 mo.

Ditch Tax: \$40/6 mo.

Owner: Andrew Strus

FSA Info:

Farm #7652

Farmland 23.36 Ac

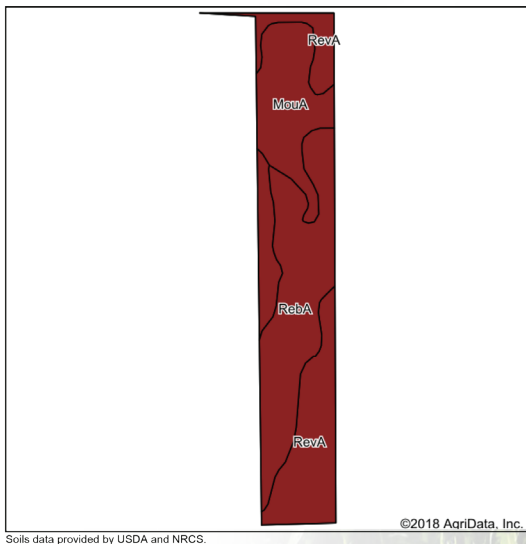
Cropland 23.36 Ac

Cornbase 13.59 Ac

PLC Yield 173 bu.

Soybean Base 9.75 Ac

PLC Yield 49 bu.



SURETY SOIL MAP & TABLE

Area Symbol: IN131, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
RebA	Radioville-Mermill loams, 0 to 1 percent slopes	9.35	40.1%		llw	171	11	49	82	82	12
RevA	Rensselaer-Radioville loams, 0 to 1 percent slopes	8.61	36.9%		llw	169	12	46	83	83	17
MouA	Milford silty clay loam, 0 to 1 percent slopes	5.35	23.0%		llw	161	11	45	86	86	7
Weighted Average						168	11.4	47	83.3	83.3	12.7

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

Strus • JH36P



800.451.2709
schraderauction.com/listings

Listing Agents: JIM & JIMMY HAYWORTH
765-427-1913 • 219-869-0329
jhayworth@pwrta.com • jhayworth31@hotmail.com

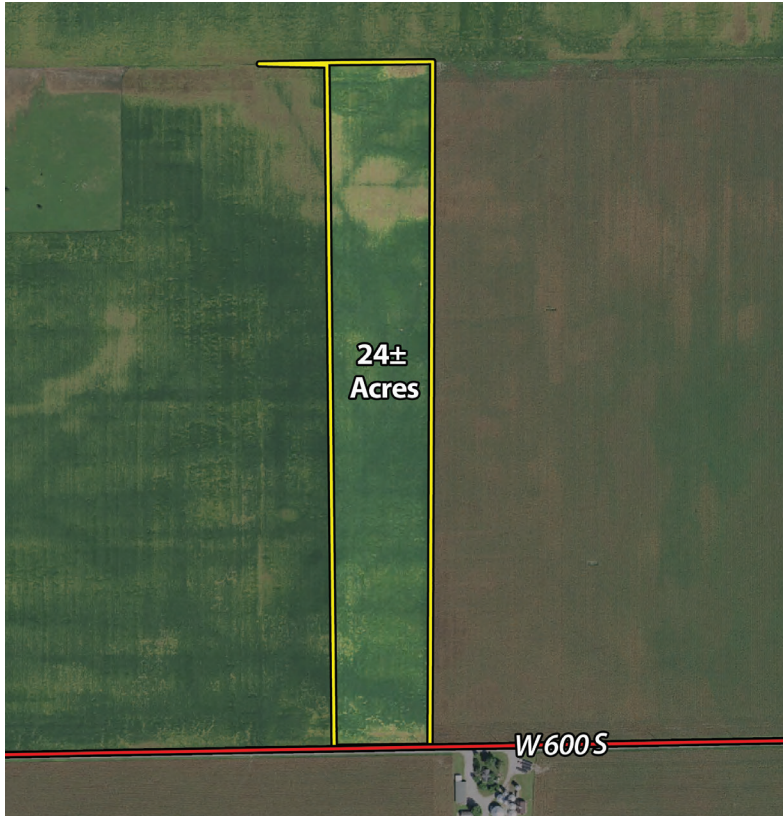
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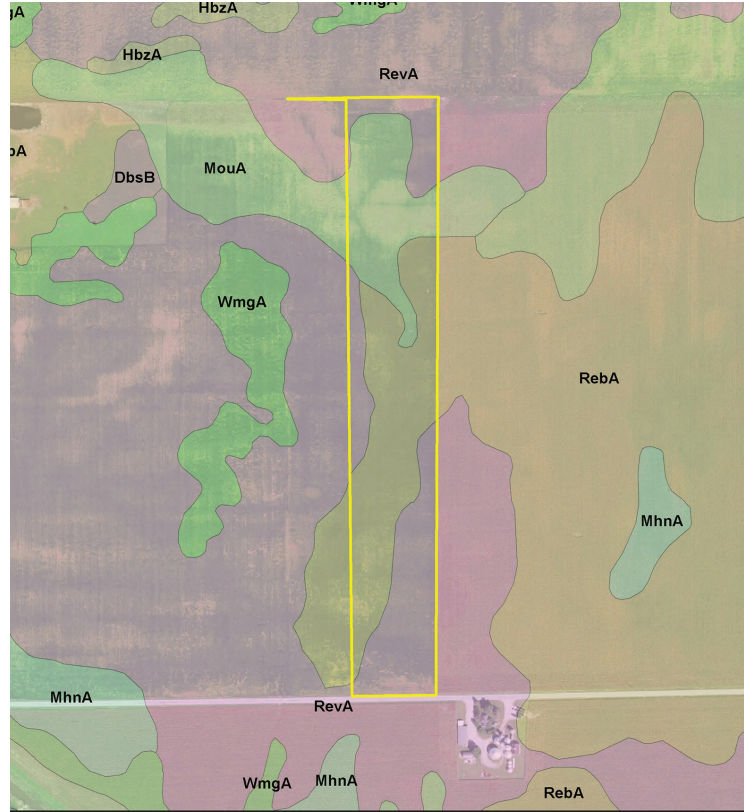
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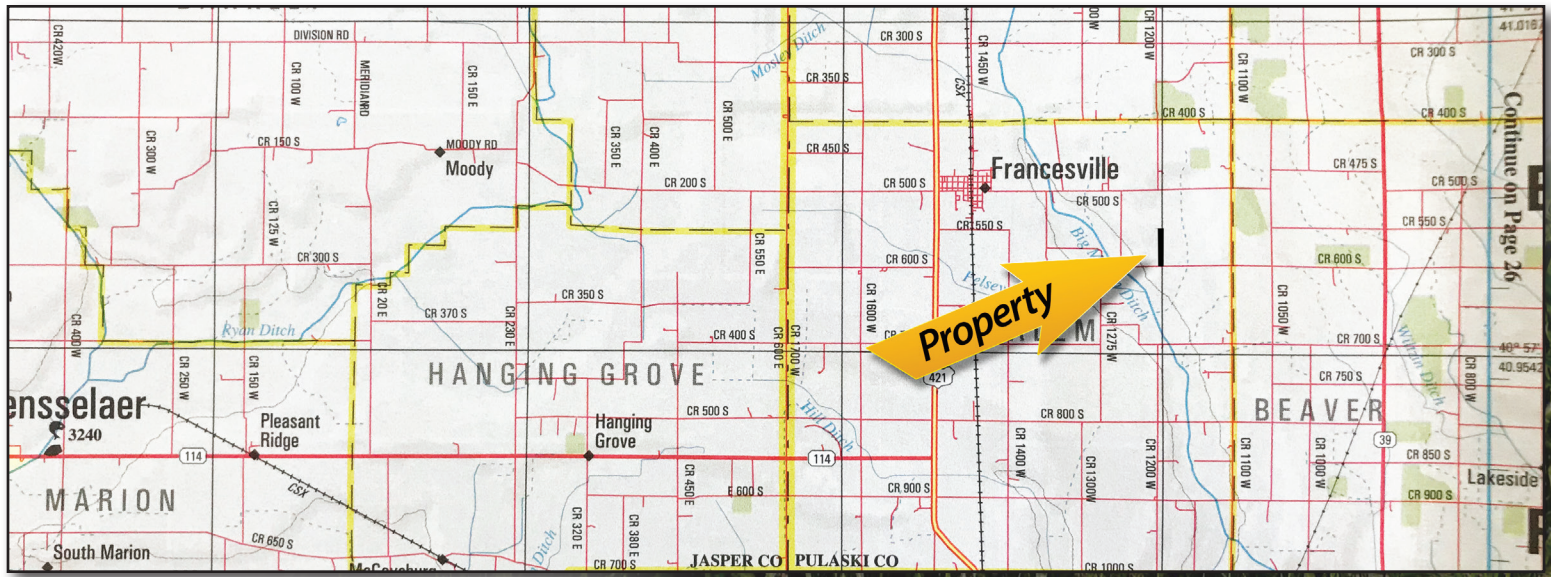
AERIAL MAP



SOIL MAP



LOCATION MAP



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