

# REAL ESTATE

# *Listing*

# PROPERTY FOR SALE

90 ACRE ALL TILLABLE FARMLAND  
CLINTON COUNTY, INDIANA

From SR28 west from Frankfort Indiana to County Road 450W, turn south to County Road 400S. Farm is on the NE corner of intersection. See Schrader signage on property.



PRICE: \$1,035,000



## PROPERTY DETAILS:



TOTAL ACRES:  
90± ACRES



TILLABLE ACRES:  
89.50± ACRES

**Type of Farm:** Clinton County Indiana 90 Acre All Tillable Farmland  
**Total Acres:** 90.00  
**Tillable Acres:** 89.50  
**Roads/Water:** 0.50  
**Section:** 25  
**Township:** 21  
**County:** Clinton  
**State:** Indiana  
**Price:** \$1,035,000  
**Owner:** Brent Walker  
**Address:** 400S & 450W  
**Tenant:** Owner  
**Lease Terms:** Open for 2019 before 2019 crop is planted.  
**Easements:** None  
**Restrictions:** None  
**Taxes:** Annual (2017) \$3531.54 and \$121.86 for Robert Miller Assessment. The 2017 tax rate per acre including assessment: \$35.87/ AC.

**Possession:** At Closing - per 2019 crop rights if planted.  
**Oil/Mineral Rights:** Assumed by Buyer  
**Zoning:** 100 - Agricultural Vacant Lot  
**Fencing:** Very little to none.  
**FSA Data:** Farm 6444 Tract 3418.  
**Improvements:** None  
**Soil Types:** Raub silt loam (49.3%), Dana silt loam (20.0%), Drummer (17.6%) balance is Parr silt loam and Fincastle silt loam.  
**Topography:** Flat, 0-5% slopes, high percentage 0-2% slope  
**Schools:** Clinton Prairie  
**Electric Source:** Duke Energy

*This is an all tillable productive farm in Clinton County Indiana, just west of Frankfort. The farm has good road frontage along 400s and 450w. Large tile on the east side of farm. Farm is open for 2019 if sold prior to planting the 2019 crop. A new survey will need to be completed to remove acres from tax parcel that currently has improvements and pasture. Contact Todd for fertility information and FSA Data.*

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

Walker • TF36C



800.451.2709  
schraderauction.com/listings

Listing Agent: TODD FREEMAN  
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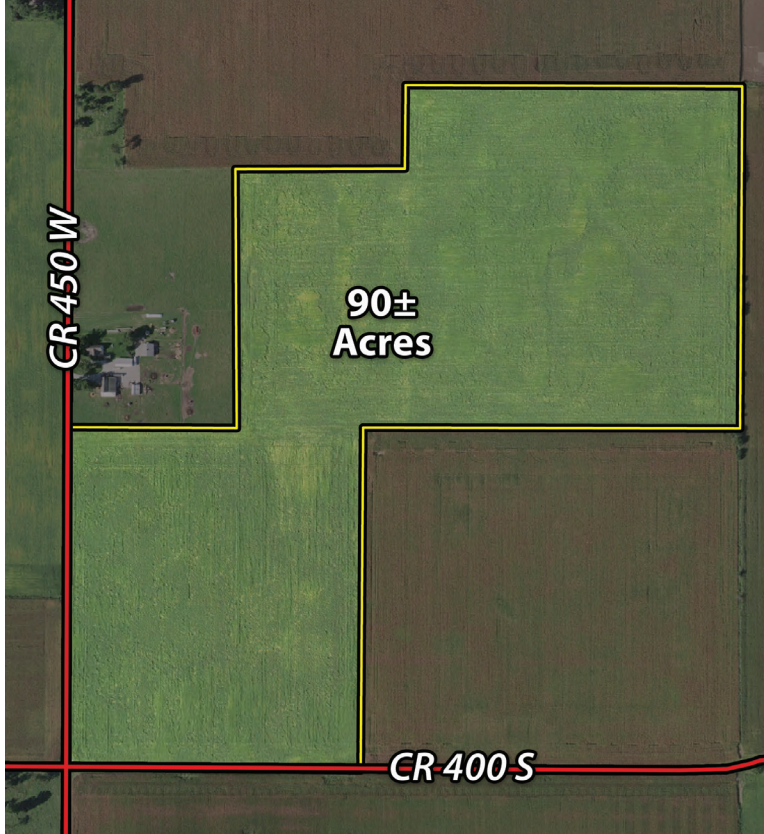
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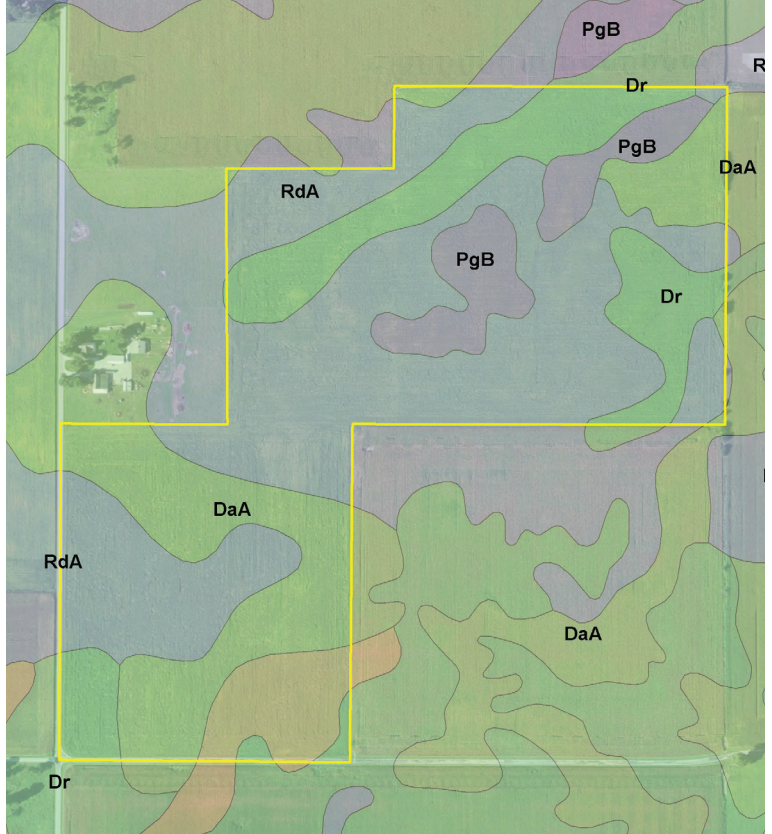
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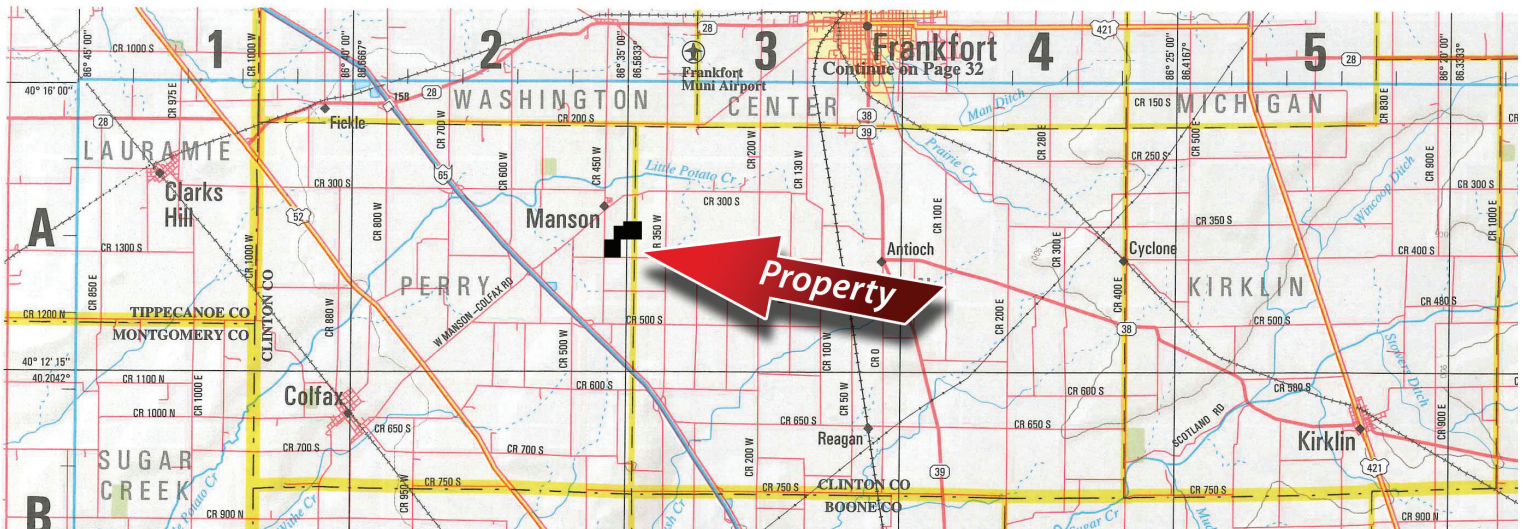
AERIAL MAP



SOIL MAP



LOCATION MAP



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