

# REAL ESTATE LISTING

## PROPERTY FOR SALE

Transitional Property  
250 South 175 West,  
Kokomo, IN 46902

47<sup>±</sup>  
ACRES

KOKOMO, INDIANA - HOWARD COUNTY

Price: \$928,785



### PROPERTY DETAILS



**Type of Farm:** 47 Acre  
Transitional Property

**Total Acres:** 47.63

**Tillable Acres:** 46.44

**Woods:** 0.00

**Pasture:** 0.00

**Roads/Water:** 1.19

**Section:** 14.00

**Township:** Harrison

**County:** Howard

**State:** Indiana

**Price:** \$928,785

**Owner:** Mohammad Nekoomaram  
& Banipal Houhanessian  
**Address:** 250 South 175 West,  
Kokomo Indiana, 46902

**Lease Terms:** Leased for 2019 crop  
year, can be negotiated ahead of  
2019 planting.

**Easements:** (i) West side of  
property has 16' easement for  
John Pitzer Legal Drain. (ii) Alto  
Road easement along the southern  
boundary.

**Taxes:** \$2640.13 annually (\$55.43

per acre). Kitty Run Legal Drain is  
included in tax amount paid annu-  
ally (Assessment is \$348.85).

**Possession:** At closing per tenants  
rights for 2019 crop year.

**Oil/Mineral Rights:** Assumed by  
new owner(s)

**Zoning:** Class 100 Vacant Land

**Fencing:** Partial

**Directions:** Property is located on  
the SW side of Kokomo Indiana,  
from the intersection of Alto Road  
and Dixon Road, travel east 650'  
to bare land located on the north  
side of West Alto Road.

Improvements: None

**Soil Types:** 50% Crosby silt loam,  
39.2% Brookston silty clay loam,  
balance is Miami silt loam.

Topography: Flat; 90% of farmland  
is 0-2% slopes and 10% is 2-6%  
slopes

**Schools:** Western

**Electric Source:** Duke Energy



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

Nekoomaram • TF37H



800.451.2709  
schraderauction.com/listings

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

# REAL ESTATE LISTING

## PROPERTY FOR SALE

Transitional Property  
250 South 175 West,  
Kokomo, IN 46902

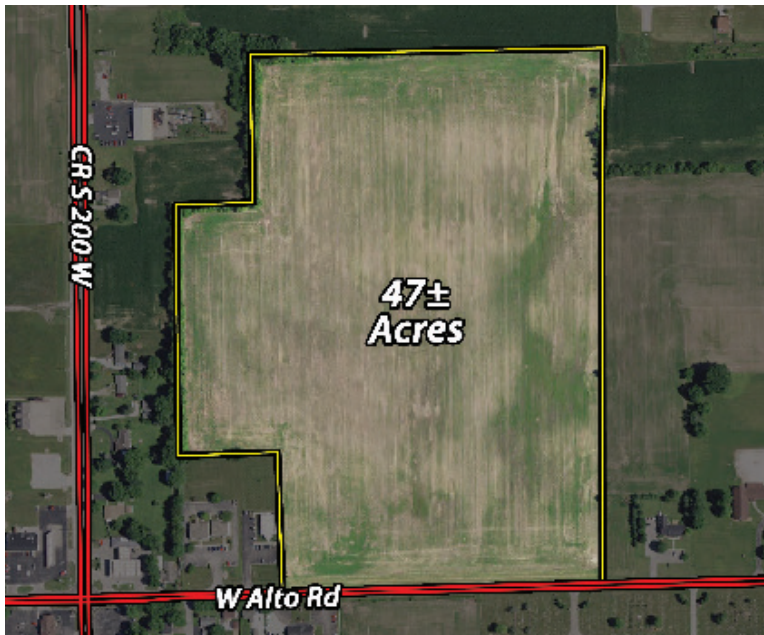


**Price: \$928,785**

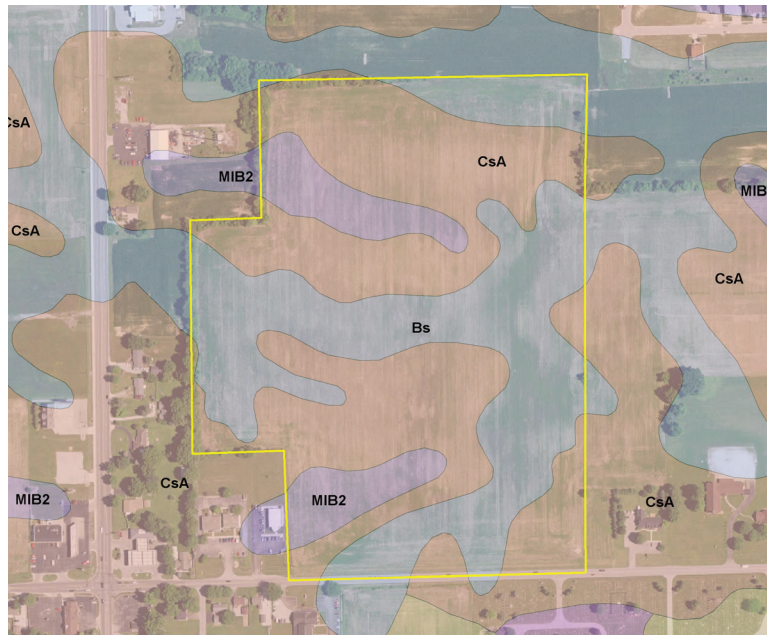
**47<sup>±</sup>**  
ACRES

**KOKOMO, INDIANA - HOWARD COUNTY**

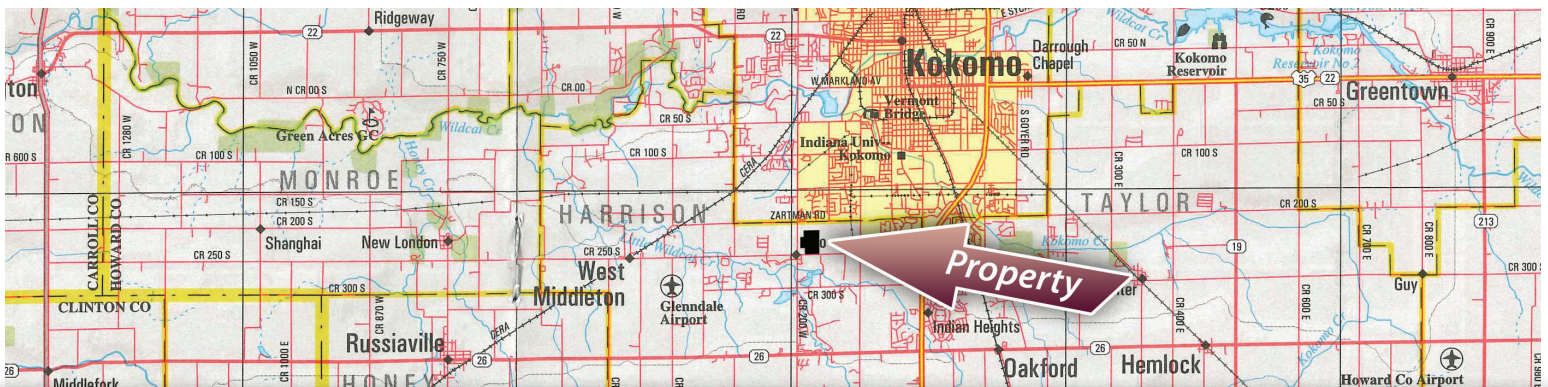
AERIAL MAP



SOIL MAP



LOCATION MAP



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

Nekomaram • TF37H



800.451.2709  
schraderauction.com/listings

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