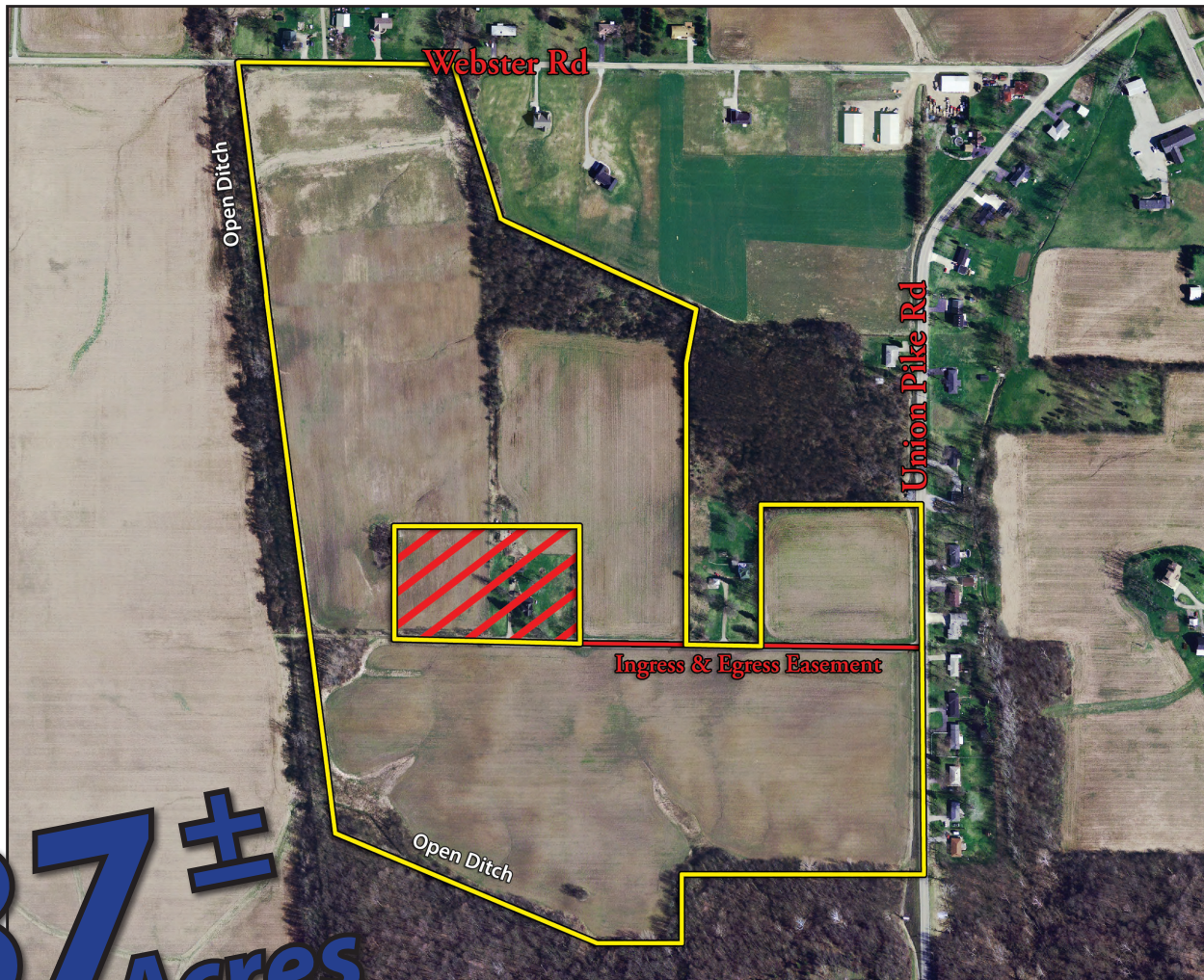


Wayne County, IN • Wayne Twp.



87[±]
Acres

GRAIN FARM

- 3 Miles to I-70 and US 27 interchange
- Frontage on Union Pike as well as Webster Rd.
- Productive Soils with good drainage outlets (see map)

ACREAGE: 87± Acres (80± Acres tillable)

PROPERTY LOCATION: Section 7, Wayne Twp., Wayne Co., IN, north of Richmond, Indiana. From I-70 and US 27 travel north ½ mile to Tingler Rd. Then west ½ mile to Union Pike, right to farm on the left side of the road.

TYPOGRAPHY: Gently rolling

PREDOMINANT SOILS: Treaty & Crosby

PRICE: \$5,500/Acre

IMPROVEMENTS: None

TERMS: Cash

POSSESSION: At closing, subject to tenant rights for 2019 crop year.

ZONING: A-1 Agricultural

FSA DATA: Farm No.: 4027

OWNER: Tri-Card Farms, LLC

TAXES: 2018 due 2019: \$2,467.52/year

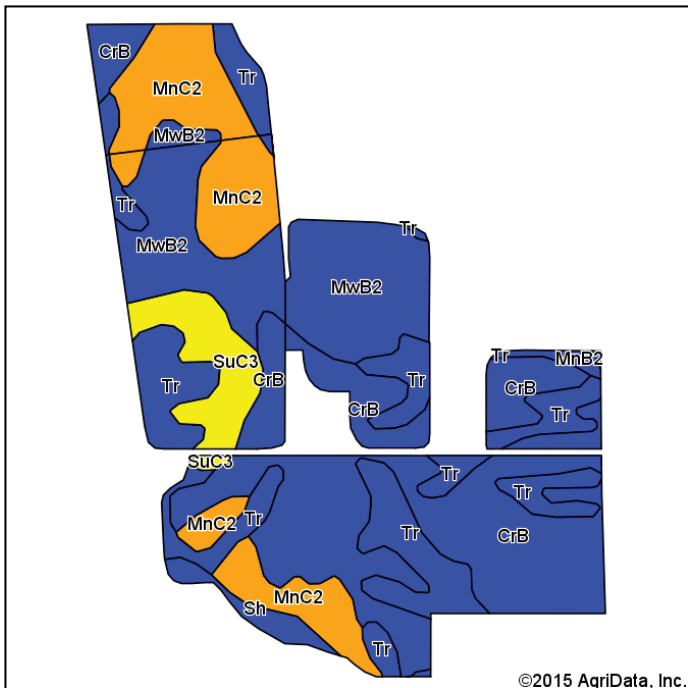
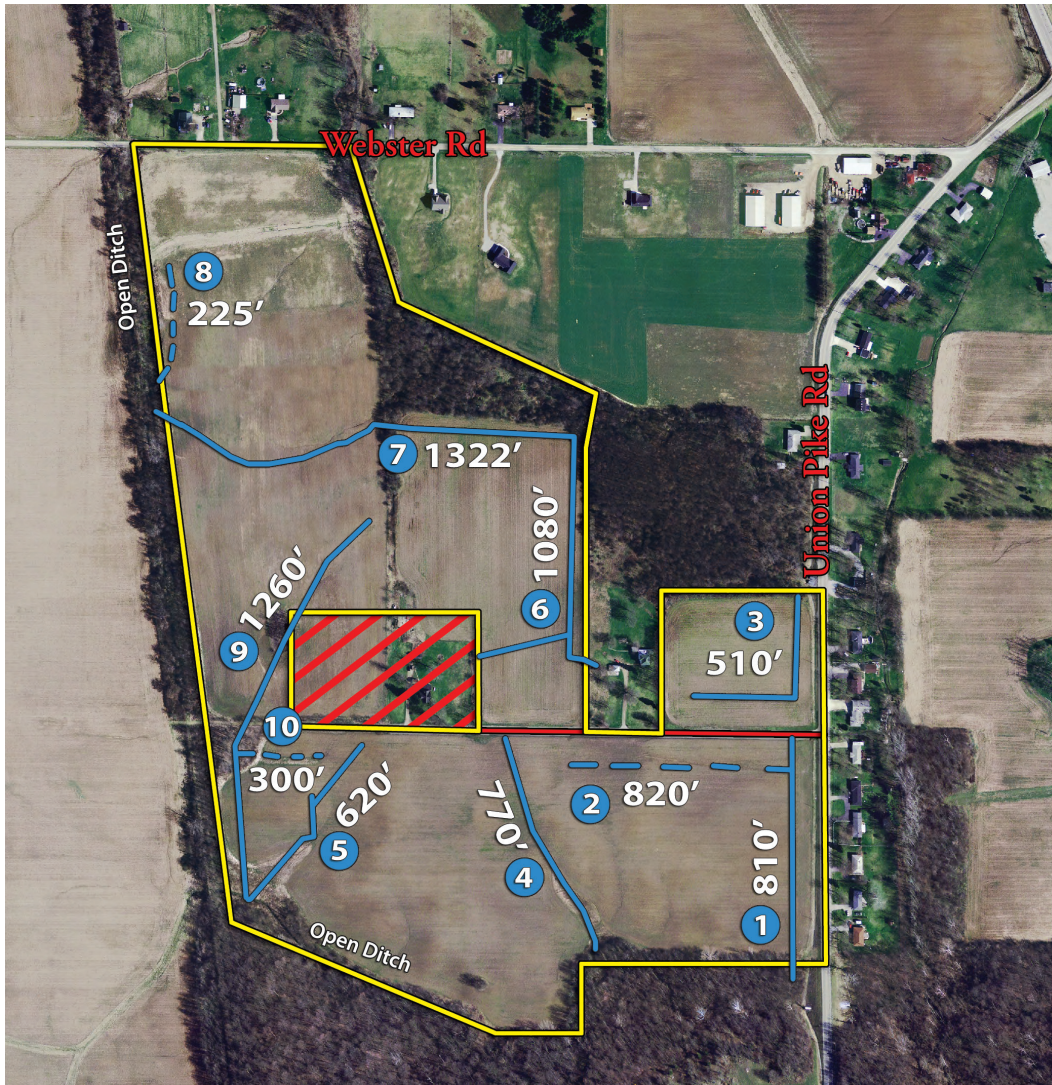
The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Listing Agent: Rick Williams

260-417-2467 • 800-451-2709

PROPOSED TILE MAP

Lines 4, 5 & 9 were completed in 2011



Soils data provided by USDA and NRCS.

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Area Symbol: IN177, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Soybeans	Grass legume hay	Pasture
CrB	Crosby-Celina silt loams, 1 to 4 percent slopes	28.10	34.6%		Ille	132	45	5	9
Tr	Treaty silty clay loam	16.99	20.9%		Ilw	185	53	6	12
Mwb2	Miami-Crosby silt loams, 2 to 5 percent slopes, eroded	16.03	19.7%		Ille	133	45	5	9
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	13.51	16.6%		Ille	133	47	4	9
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	4.67	5.7%		IVe	121	43	4	8
Sh	Shoals silt loam, occasionally flooded	1.44	1.8%		Ilw	131	43	5	9
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.56	0.7%		Ille	142	49	5	9
Weighted Average						142.9	46.9	5	9.6

Area Symbol: IN177, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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