

Whitley County, IN  
**25.27±**  
 acres  
*for sale*

# TILLABLE & WOODED

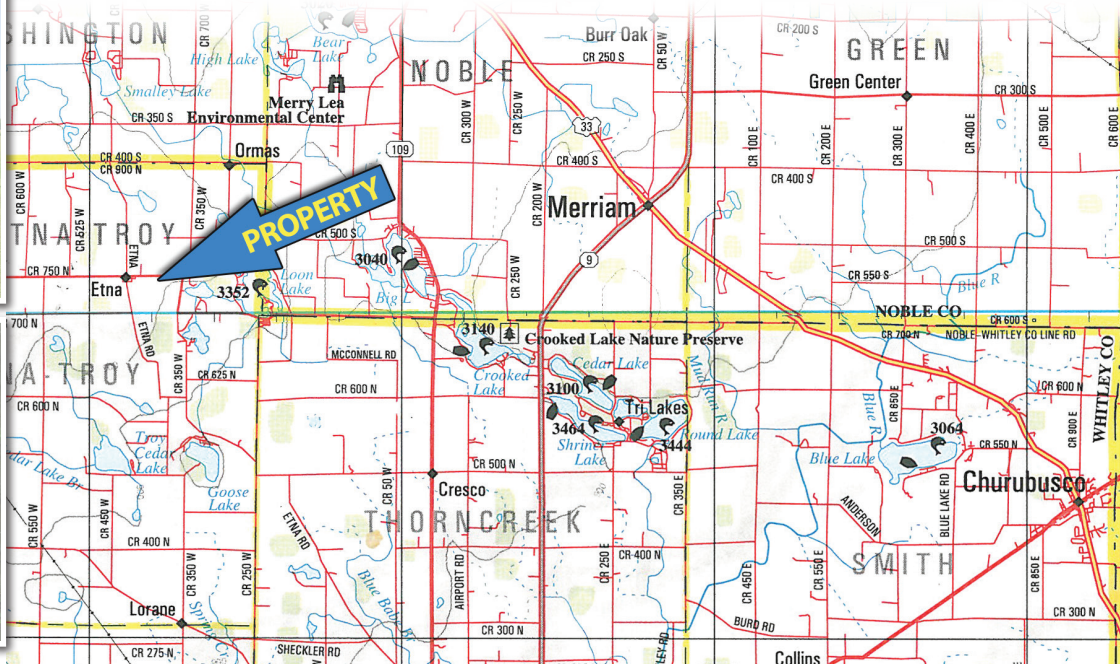


**TYPE OF FARM:** Tillable/Wooded  
**TOTAL ACRES:** 25.27±  
**TILLABLE ACRES:** 19±  
**WOODS:** 4±  
**SECTION:** 35  
**TWP.:** Etna-Troy  
**COUNTY:** Whitley  
**STATE:** Indiana

**PRICE:** \$210,000  
**OWNER:** Duane & Becky Thompson  
**ADDRESS:** 4001 w 750 N  
**CURRENT LEASE TERMS:** 2019 crop year  
**TAXES PAYABLE 2019:** \$525.38  
**POSSESSION DATE:** At closing subject to tenant rights for 2019.  
**ZONING:** Agriculture

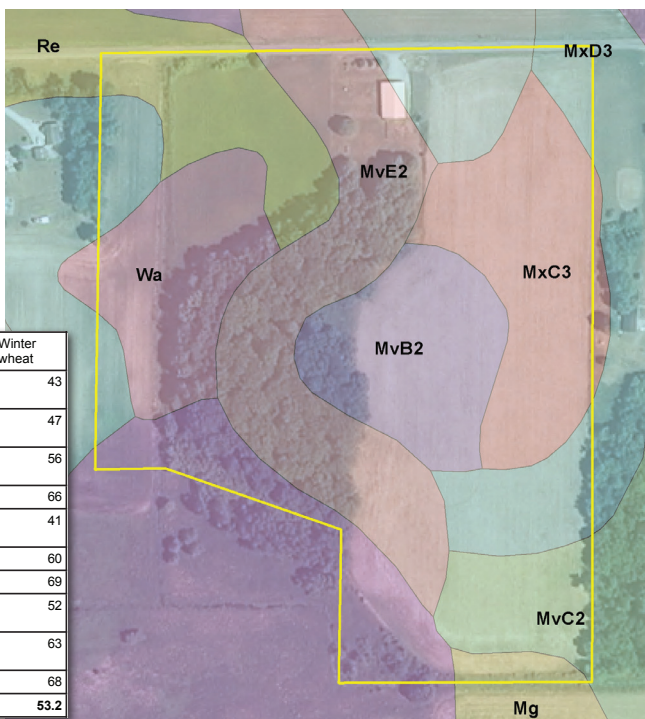
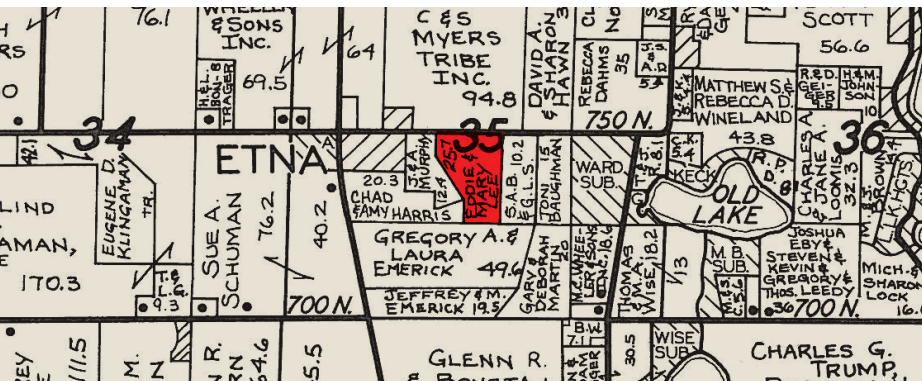
**IMPROVEMENTS:** 45'x72' pole barn, concrete floor, 200 amp elec. service  
**TOPOGRAPHY:** Gently rolling  
**HIGH SCHOOL:** Columbia City  
**ELEC. SOURCE:** Northeastern REMC

**COMMENTS:** Beautiful trails through the woods, excellent building site, room for hobbies, recreation or hunting.



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





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat	
MvE2	Morley loam, 20 to 30 percent slopes, eroded	5.51	20.9%		Vle	85			2.8	5.6	30	
MxC3	Morley clay loam, 5 to 12 percent slopes, severely eroded	3.98	15.1%		IVe	105	16		3.5	6.9	37	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	3.14	11.9%		IIe	125	18		4.1	8.3	44	
Wa	Wallkill silty clay loam	2.98	11.3%		IIIw	165	23		5.4	10.9	49	
MxD3	Morley clay loam, 12 to 20 percent slopes, severely eroded	2.72	10.3%		Vle	90			3	5.9	32	
Ht	Houghton muck, drained	2.62	10.0%		IIlw	151			4.9	9.9	41	
Re	Rensselaer loam	2.17	8.2%		IIw	172			5.8	11.4	48	
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.56	5.9%		IIle	115	17		3.8	7.6	40	
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.22	4.6%		IIe	140	20		4.6	9.2	49	
Mg	Mermill loam	0.42	1.6%		IIw	170	23		5.6	11.2	49	
Weighted Average						121.8	9.5		4	8	39.4	53.2