

# LAND FOR SALE | 65.689 ± ACRES

**800-451-2709**  
**Schraderauction.com**



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Columbia City, IN 46725

950 N. Liberty Drive



RETURN SERVICE REQUESTED

1st Class Mail  
U.S. Postage  
**PAID**  
Columbia City, IN  
PERMIT #260

- ALL TILLABLE LAND WITH BROOKSTON SILTY CLAY LOAM & CROSBY SILT LOAM SOILS
- TOPOGRAPHY: GENTLY ROLLING • TAXES: 2019 R.E. TAXES DUE IN 2020 - \$2,228.00/YEAR

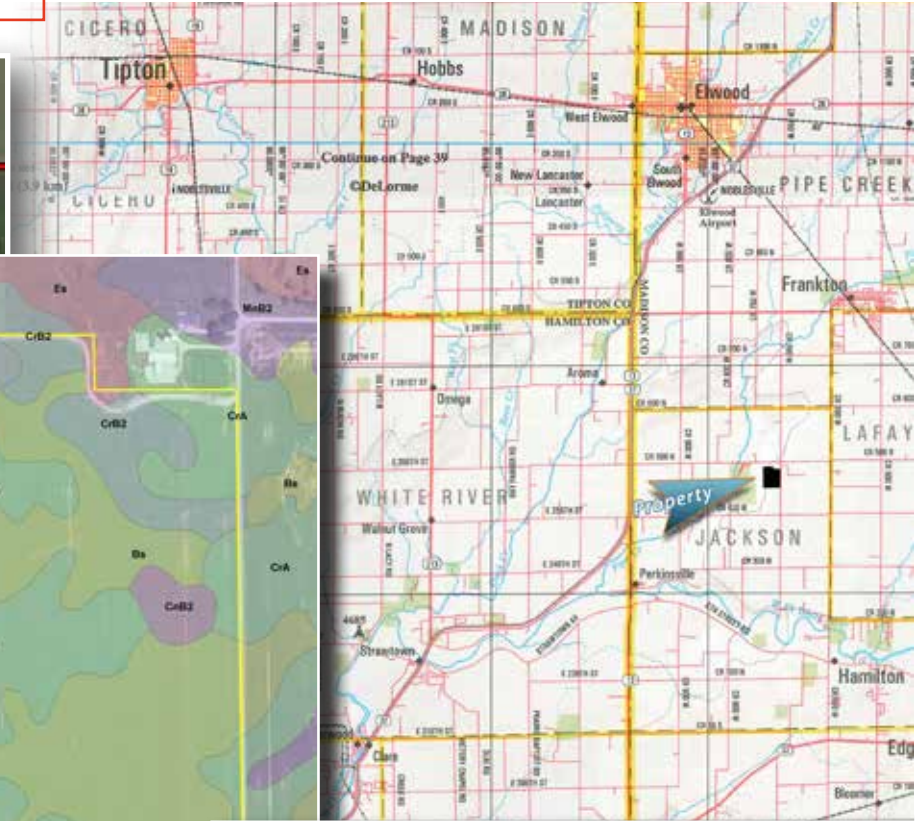
# LAND FOR SALE

## MADISON COUNTY, INDIANA JACKSON TOWNSHIP, SEC. 23

# 65.689± ACRES

**PRICE**  
**\$9,000 / ACRE**

FROM SR 37/SR 13 INTERSECTION ON THE SOUTH EDGE OF ELWOOD,  
GO SOUTH ON SR 37 FOR APPROX.. 6 MILES TO CR 500 N. TURN LEFT (EAST)  
ON 500 N. AND GO 3 MILES TO CR 700 W. TURN RIGHT (SOUTH) ON 700 W.  
AND GO ¼ MILE TO THE PROPERTY.



Area Symbol: IN095, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	28.69	43.1%	154		5	10
Bs	Brookston silty clay loam, 0 to 2 percent slopes	28.28	42.5%	173		6	12
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	5.88	8.8%	134		5	9
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	1.58	2.4%	125		4	8
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	1.56	2.3%	125		4	8
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.22	0.3%	127		4	8
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	0.19	0.3%	135		5	9
MpB3	Miami soils, 2 to 6 percent slopes, severely eroded	0.14	0.2%	122		5	8
Weighted Average				158.7		5.4	10.7

THE INFORMATION ON THIS SHEET IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED BY THE SCHRADER AGENCY. - VAN GOEY - RW75M



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