

# FARM FOR SALE

18 mi. Southeast of Muncie, IN  
15 mi. Northwest of Richmond, IN



Pasture – Woodland - Cropland

45 min. to Indianapolis

W. Randolph Co. Line Rd.



15 min. to Muncie, 8 mi. to I-70



Casebolt • AW04WAY • 7/20/10

**LISTING AGENT: Andy Walther**

**Schrader Real Estate & Auction Co.**

765-969-0401 or 800-451-2709

**SCHRADER**  
Real Estate & Auction Co., Inc.

# 136 +/- ACRES

In Wayne County, IN



**Cattle • Horse • Grain Farm**

**Farmhouse • Barns • Pasture**

**Property Location: 13402 Indian Trail Rd., Economy, IN. From Hagerstown travel north on SR1 to US 35 then east ¼ mi. to Thornburg Rd. left on Thornburg 1 mi. to Indiana Trail Rd. The farmstead sits to the northwest of the intersection.**



## **FEATURES INCLUDE:**

- \*Two story, 2,346 sq. ft. farmhouse with detached garage.
- \*Excellent 40' x 70' bank barn with lean to & stalls
- \*Metal 44' x 60' pole barn/machinery shed
- \*Grain Bin, Utility barns, detached
- \*80 acres tillable. Soil map & USDA Info. available.
- \*30 acres mature woods for long term timber potential
- \*32 acres pasture with streams
- \*Perimeter & cross fenced ready for your livestock
- \*Excellent horse/livestock community
- \*Nettle Creek School System
- \*Abundant road frontage
- \*Information is estimated and not warranted

**\*Listed at \$479,000 or \$3,532 /acre**

**\*Annual Taxes Est.: \$4,086.58/Yr.**

**Owner: Steven W. Casebolt, Inc.**