



Casebolt • AW03WAY

- 3 Miles to I-70 and US 27 interchange
- 3 Miles to New Regional Hospital
- Frontage on Union Pike
- Productive Soils nearly all tillable

**ACREAGE**

73± acres (69± 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**

\$249,900 (\$3,423/acre)

**IMPROVEMENTS**

None

**TERMS**

Cash

**POSSESSION**

Full crop rights available for 2010 if sold by 3-15-2010.

**ZONING**

A-1 Agricultural

**FSA DATA**

Farm No.: 4027

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

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

**Listing Agent: Andy Walther**

**765-969-0401 • 800-451-2709**



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrB	Crosby-Celina silt loams, 1 to 4 percent slopes	27.6	37.0%	Ile	105	3.4	6.8	37	47
Tr	Treaty silty clay loam	18.2	24.3%	IIw	150	5	10	53	60
MwB2	Miami-Crosby silt loams, 2 to 5 percent slopes, eroded	15.4	20.5%	Ile	105	3.4	6.8	37	47
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	6.9	9.2%	IIIe	95	3.1	6.2	33	43
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	3.3	4.4%	IVe	80	2.6	5.2	28	36
Sh	Shoals silt loam, occasionally flooded	2.8	3.7%	IIw	130	4.3	8.6	46	52
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.7	0.9%	Ile	105	3.5	7	37	47
<b>Weighted Average</b>					<b>114.8</b>	<b>3.8</b>	<b>7.5</b>	<b>40.5</b>	<b>49.5</b>