

100± ACRES INVESTMENT CROPLAND For Sale



RICHMOND, INDIANA WAYNE COUNTY

PROPERTY LOCATION: From Richmond I-70 and Hwy. 27 Interchange, north 2 miles on St. Hwy. 27, on the right. Dayton, Ohio is 35 miles east. Great Location!

2 miles north of Richmond & I-70 • Dayton, Ohio is 35 miles east

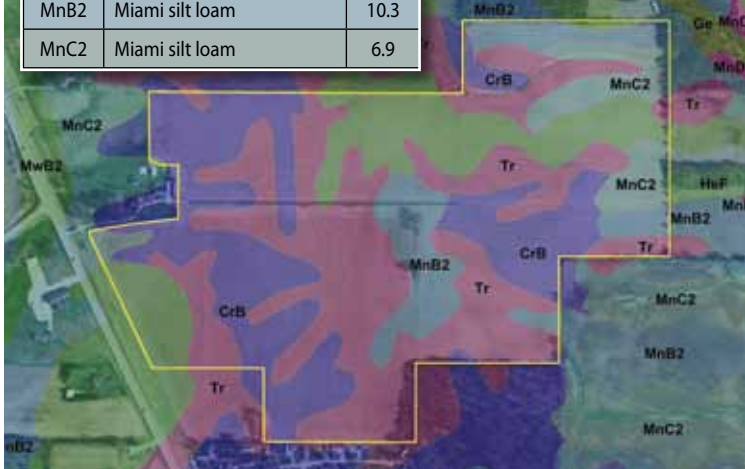


FEATURES INCLUDE:

- 100± acres all cropland. High quality soils.
- 2 miles north of Richmond, IN and I-70 commercial interchange.
- Estimated 1,568 ft. of frontage on Hwy. 27
- 22,500± traffic count/day
- City water and sewer - 3 phase electric (12" water line), (2 sewer locations)
- Tax Exchange opportunity
- Buyer to assume crop lease for 2010 at \$13,260/year.
- Pretty farmstead may be purchased separately (A)
- Adjoining 4 acre exception is available (B)
- Zoned Agricultural
- Listing Price: \$5,250/acre
- Taxes: Estimated \$20/acre/year
- Owners: Robert & Margaret Wotherspoon

Code	Soil Description	Acres
Tr	Treaty silty clay loam	38.6
CrB	Crosby-Celina silt loams	27.6
MwB2	Miami-Cosby silt loams	15.3
MnB2	Miami silt loam	10.3
MnC2	Miami silt loam	6.9

High Quality Soils



SS37WAY

FOR MORE INFORMATION CALL Steve Slonaker, Listing Agent 765-855-2045 or toll free 877-747-0212



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Real Estate & Auction Co., Inc.

P.O. Box 202
Centerville, IN 46330
765-855-2045
877-747-0212
Sales Manager: Steve Slonaker