

CROPLAND FOR SALE

NEAR
CAMBRIDGE CITY, IN

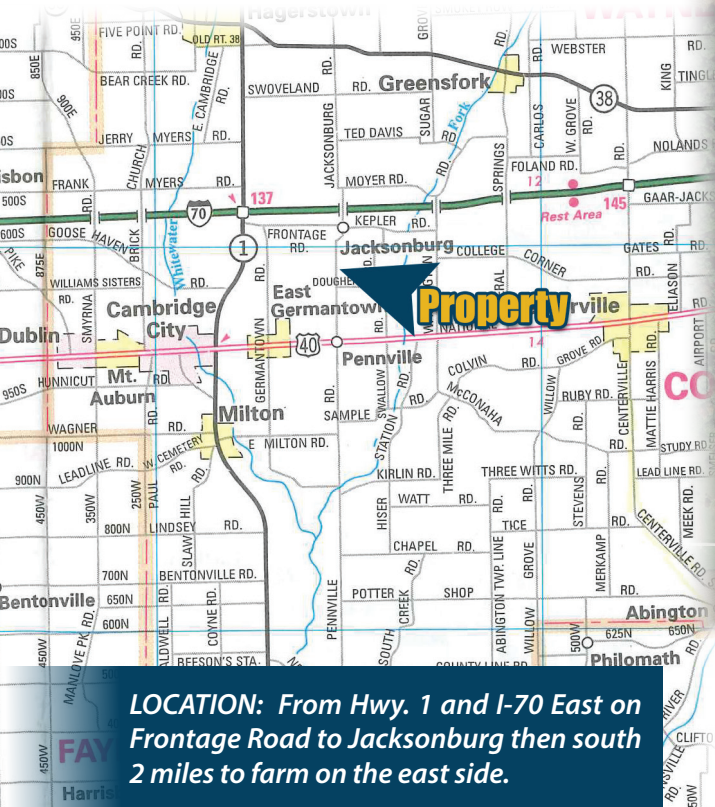
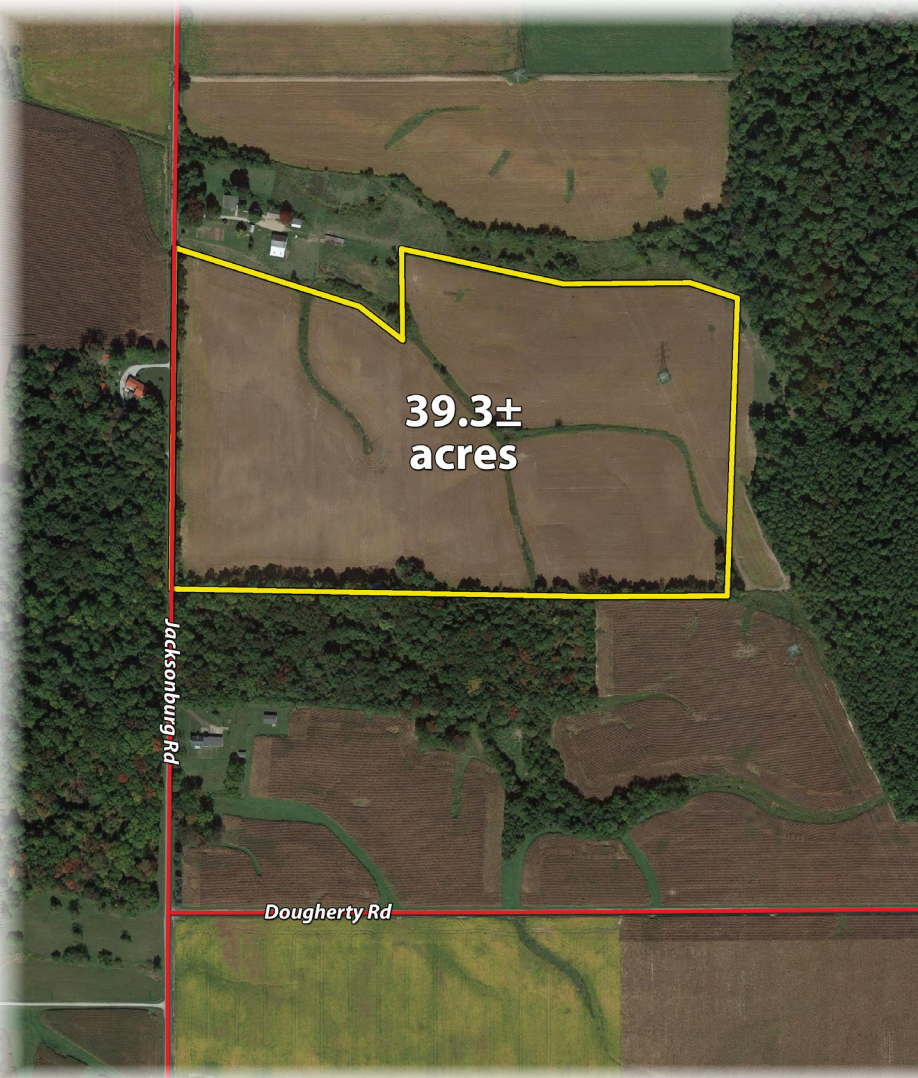
39.3± ACRES

PRICE: \$6,488 / ACRE
\$255,000 TOTAL

*GREAT LOCATION • BETWEEN HWY. 40 AND I-70
IN WAYNE COUNTY, IN • JACKSONBURG AREA*

TRACT DETAILS: Sec. 17 Twp. 16N R 13E

- 2021 Crop Rights Available
- Good Waterways
- 2 Miles South of Jacksonburg, 5 Miles East of Cambridge City
- Good Ease of Operation
- Good Frontage on North Jacksonburg Road
- Estimated Taxes: \$842/year in 2020
- Soil Index 124 Bu.



LOCATION: From Hwy. 1 and I-70 East on Frontage Road to Jacksonburg then south 2 miles to farm on the east side.

- WAYNE CO. PARCEL # 89-09-17-000-309.002-014

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. GETTIN2 FARMS, LLC LISTING - SS62WAY



800-451-2709
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LISTING AGENT: STEVE SLONAKER
877-747-0212 • CELL: 765-969-1697
SCHRADER@PARALLAX.WS

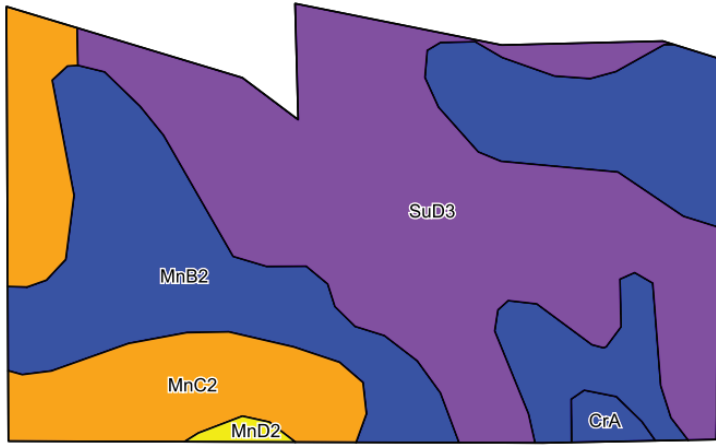
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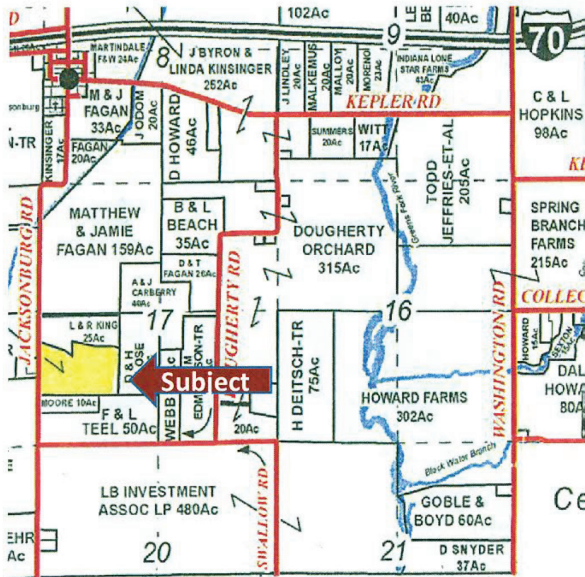
SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	17.66	44.4%		Vle	106
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	14.94	37.5%		Ile	142
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	6.51	16.4%		IIle	133
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.44	1.1%		IIw	123
MnD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	0.24	0.6%		IVe	112
Weighted Average						124.2

Strawn Clay Loam, Miami Silt Loam Soils
Soil Index - 124 Bu.

PLAT MAP



STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

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