

# LAND FOR SALE



## 281.3<sup>±</sup> TOTAL ACRES

THIS FARM HAS IT ALL WITH CROP GROUND, LIVESTOCK, WOODLAND, HUNTING & A FARM HOME AND SEVERAL OUTBUILDINGS.



This farm is 281.3+/- acres in the rolling hill area of Eastern Lawrence County, five miles south of State Highway 50 & seven miles east of Bedford on Tunnelton Rd. It is 70 miles north to Indianapolis and 70 miles south to Louisville. It has a well-maintained brick house with 1126 sf of living space and an 1126 sf basement with central air and a gas furnace plus a wood stove to take advantage of the ample firewood available. This two bedroom house with a nice living room, kitchen and bath was built in 1949 and remains solid. The house is accompanied by a 26' x 30' detached garage with concrete floor. A 24' x 36' pole barn built in 2007 to accommodate large equipment is situated near the residence. Additionally there are several other older outbuildings still being used for hay and livestock.

Of the 199.7 ac of open ground 34.1 ac is in hay with 3 upland fields and has been used for row

cropping in the past. 70 ac is currently in creek bottom cropland having had a 150 bu corn yield/ac this past year. The remaining 95.6 ac of open land is in fenced pasture with a large pond and several year round springs to accompany a sizeable cattle herd. The multiple pastures are all fenced and can be easily managed in a rotational grazing program. Cattle can be bought with the farm. The hayfields are also fenced for some grazing in the winter months. The 81.6 ac. of timberland on this farm has a mix of oaks, cherry, maple, hickory and Tulip plus many more and last harvest in 2011 & 2012 was light, leaving many medium to large sized trees. This would be a great property for farmer or inves-

tor to safely invest in with the additional potential of leasing out the property to hunters and fishermen. It is the most popular for deer and turkey, but fishing shouldn't be overlooked, the winding Guthrie Creek makes the entire north boundary and is touted as the best stream in the state for small mouth bass fishing. Additionally this clear water creek is a short kayak or canoe trip to the East Fork of the White River. If you like the striking beauty of the rolling hills of Southern Indiana ... this is the poster child. From row & hay crops to livestock, recreation and timber production this will be the income property that is also a paradise.

## PRICE: \$975,000

The deer and turkey stock images are merely representational of the abundant wildlife on the property and are not owned by schrader real estate and auction company

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

David & Janet Lynn • DW05L

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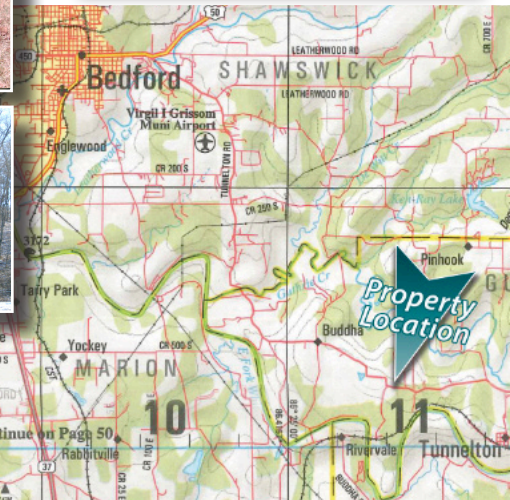


- Farm with house, garage & outbuildings
- 7 Miles E. of Bedford on Tunnelton Rd. on left (N. side of road)
- Bedford North Lawrence High School
- Garage 780 sq. ft.
- Brick House built in 1949
- Woodburner
- Carpeting in living room
- Hardwood floors with Tile in Kitchen & Bath
- 1,126 Sq. Ft. House w/Basement

## PROPERTY DETAILS

Address: 9650 Tunnelton Rd.,  
Bedford, IN 47421

- 26'x30' detached Garage
- 24x36' pole Machinery shed
- Several other outbuildings being used for hay and livestock
- Possession: House: 60 days, Land: 30 days
- Condition: Fair
- Water Source: East Lawrence Water
- 160' Well (good) Not in Use
- Water Heater: Electric (40 Gal)
- Central Air
- LP Tank: Rental



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