

# LAND FOR SALE

## FAYETTE COUNTY, INDIANA

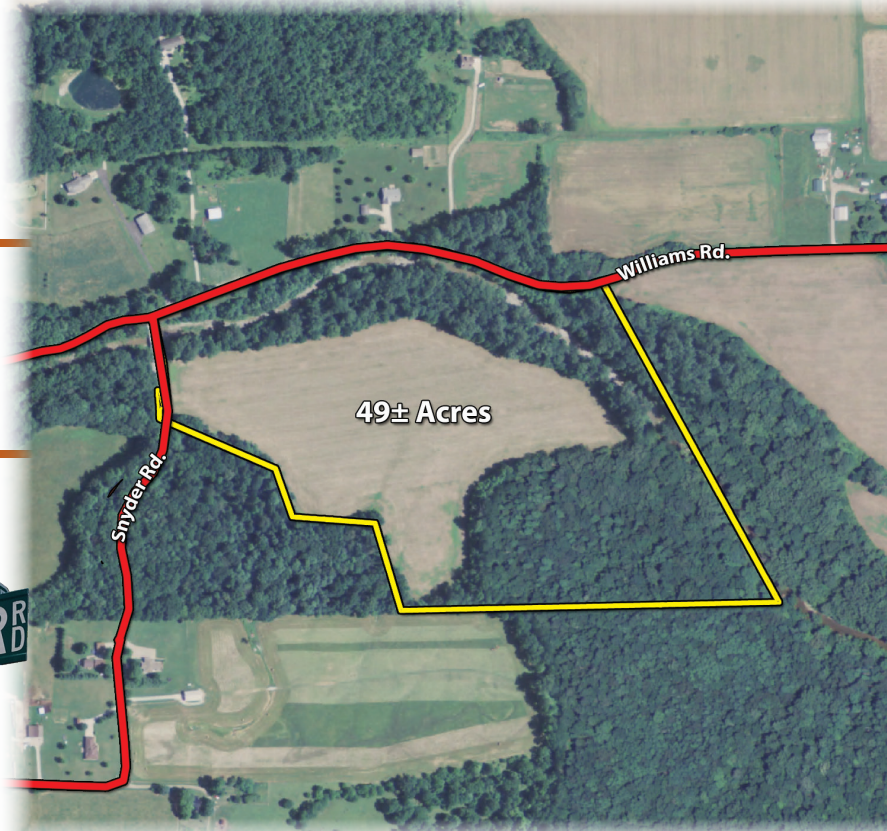
# 49± ACRES

### PRICE: \$225,00.00

- Timber Potential
- Hunting, Fishing & Canoeing Here
- Cropland Income

**PROPERTY LOCATION:** Corner of S. Snyder Rd. and Williams Rd. From Connersville west 3½ mi. on Hwy. 44 to Co. Rd. 350W then south to Williams Rd. then east 1/8 mi. to property on the right.

(Sec. 33 Twp. 14N R 12E).



**FARM INFORMATION:** 49± ACRES with 30± acres of pretty woodland and 18± acres river bottom cropland. About 2,800 ft. of frontage on Williams Rd. and owning both sides of scenic Williams Creek. Fish, canoe and hunt on your own property here. Also frontage on S. Snyder Rd. Nice combination of recreational land and investment crop income. Great hunting area.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. CARLOS LUMBER - AW31F



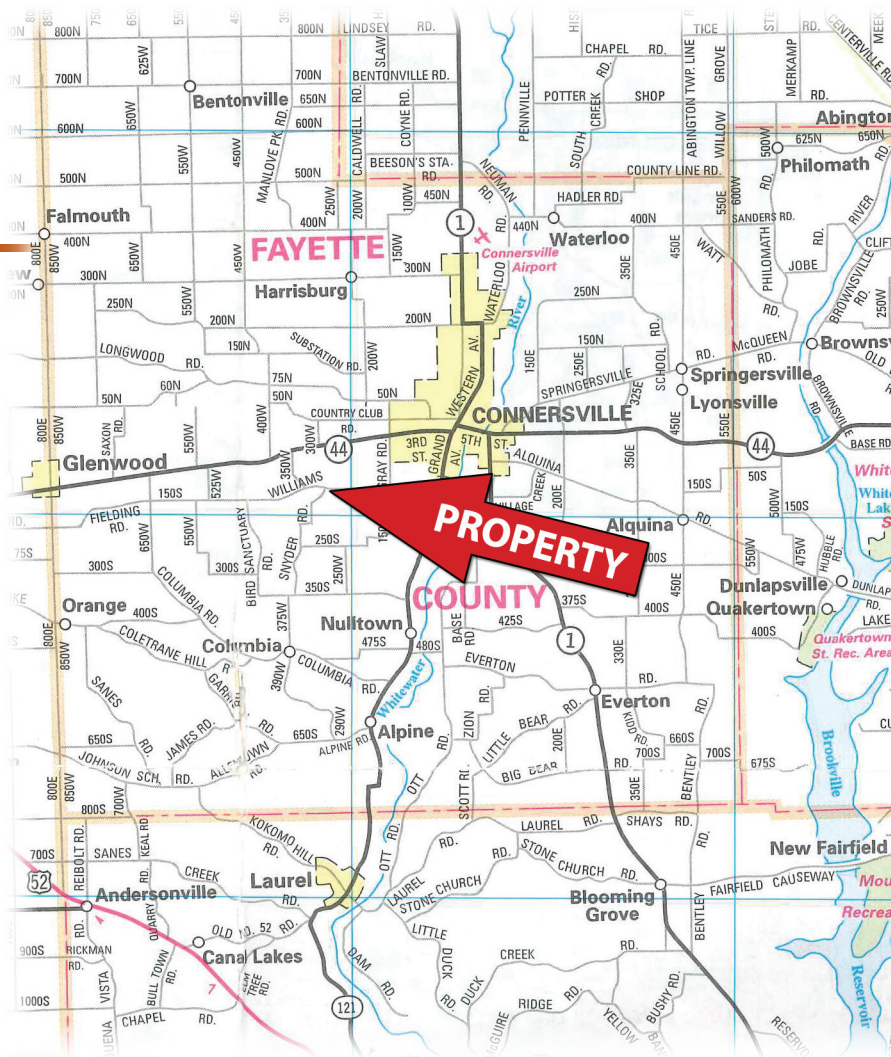
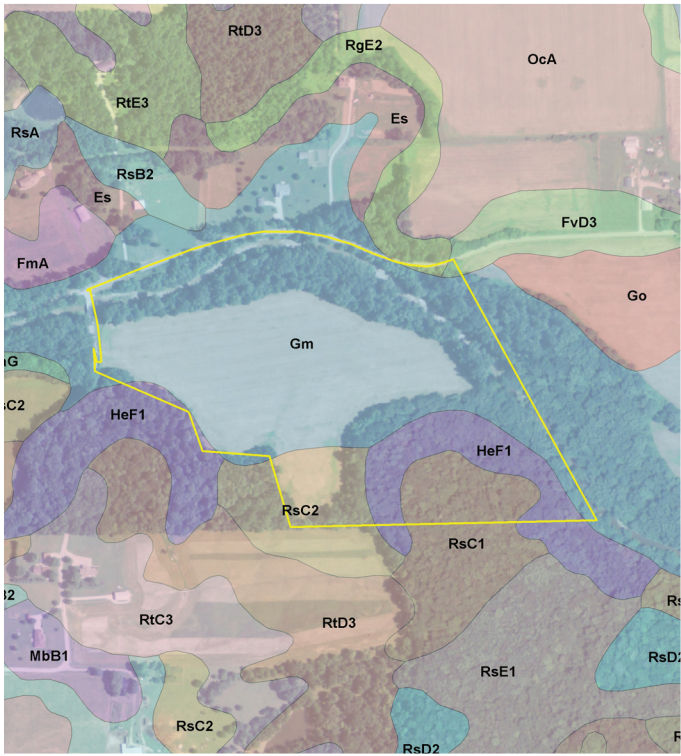
# LAND FOR SALE

# FAYETTE COUNTY, INDIANA

# 49± ACRES

## PRICE: \$225,00.00

- 3 MILES WEST OF CONNERSVILLE
- 15 MILES EAST OF RUSHVILLE
- 2 MILES SOUTH OF HWY. 44



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gm	Genesee loam	30.68	72.9%		llw	116			41	46
HeF1	Hennepin loam, 25 to 35 percent slopes, slightly eroded	4.95	11.8%		Vlle					
RsC1	Russell silt loam, 6 to 12 percent slopes, slightly eroded	3.29	7.8%		llle	145		5	10	51
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	2.93	7.0%		llle	140		5	9	49
RgE2	Rodman gravelly loam, 18 to 25 percent slopes, moderately eroded	0.14	0.3%		Vlle	20		1	1	7
FVD3	Fox and Rodman soils, 12 to 18 percent slopes, severely eroded	0.10	0.2%		Ve	48		2	3	17
<b>Weighted Average</b>						<b>105.8</b>	<b>0.7</b>	<b>1.4</b>	<b>37.3</b>	<b>44.2</b>

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

CARLOS LUMBER - AW31F