

FOR SALE SOUTHEAST INDIANA FARM/RANCH

JEFFERSON COUNTY, IN

**LOCATION: 9904 W. Ford Rd.,
LEXINGTON, IN 47138**

*laying just southeast of the intersection
of IN SR 56 and IN SR 62.*

1,321±
acres

Price: \$4,700,000.00

**TILLABLE INCOME • PASTURE LAND • PONDS • BUILDING SITES
• MATURE TIMBER • WILDLIFE HABITAT**

PROPERTY BENEFITS:

- 503± Tillable Acres (used for cropland, hay production, and pasture)
 - 230± Pasture Acres
 - 553± Wooded Acres
 - 2-Story HOUSE & BARNs (subject to life estate of current tenant)
 - 9± Acre LAKE for recreation along with multiple ponds
 - 7± miles of road frontage
- FOR THE RANCHER:**
- 350± Cow/calf pairs currently supported on the farm
 - (8) strategically located Ponds throughout the property for cattle
 - Creeks crossing the property for seasonal water
 - 13± miles of FENCING with multiple pastures that allow for rotational grazing practices.
- FOR THE HUNTER:**
- CATTLE FACILITY with sorting pens, paddocks with automatic water, calving pens, semi loading chute, etc
 - Established grass and fescue pastures along with current land in hay
 - Proven track record for quality whitetails
 - Spring turkey hunting
 - Large Tracts of mature timber – Wildlife Galore!
 - Elevation changes creating natural draws and pass-thru areas
 - Scattered meadows for feeding
 - Beautiful Stocked 9± Acre Lake recreation (not accessible to cattle)
 - (8) ponds for waterfowl, wildlife and fishing

Rarely does an opportunity such as the Perkinson Ranch present itself to the marketplace. 1,321± contiguous acres features: tillable cropland, established hay ground, grazing meadows, wildlife habitat, mature timber, multiple ponds, and potential building sites. Don't miss the opportunity to evaluate such an exciting land offering in Jefferson County, Indiana. Within 45 miles of Louisville, KY and 8± miles of Hanover, IN.

Historically, the Perkinson family has managed this property as a productive cattle ranch while paying close attention to the maintenance of timberland along with conservation practice in the farms row crop and hay production. The possibilities and opportunity that this land offers are endless.

Much of the assessed tillable land is currently used as improved pasture and or for occasional hay production. As of today, the ranch is supporting 350± cow/calf pairs and features 91± acres planted in row crops (corn and soybeans). The Jefferson County USDA Farm Service Agency classifies 208.79± acres as "Cropland". While the assessor shows 503.82± acres as tillable, 331± acres has been in cropland at sometime over the last 10 years.

Jefferson County Assessor classifies the property as follows:
Tillable Land: 503.82± Acres • Woodland: 553.26± Acres
Pasture Land: 229.91± Acres • Ponds, Water, Roads, etc: 34.33± Acres
Total Acres: 1,321.32± Acres



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

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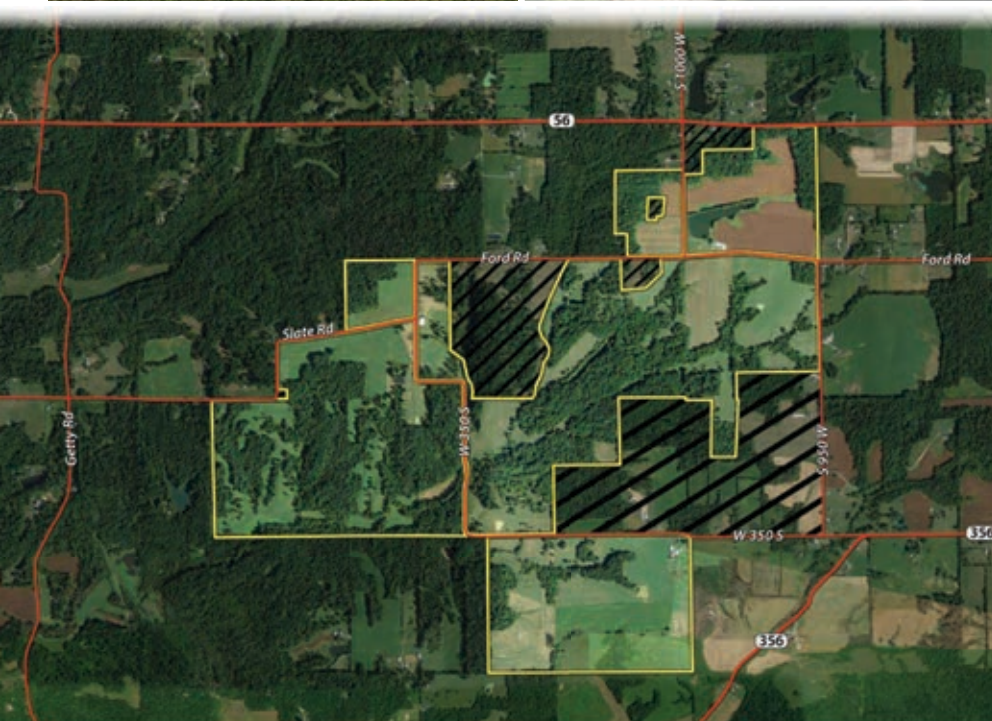
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• TIMBER POTENTIAL • WILDLIFE HABITAT**

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