



Woerner • MS05D

Grain Farm

46± acres • Salem Twp. • Delaware County, Indiana

ACREAGE

46± acres (30 tillable)

PROPERTY LOCATION

Section 13, Salem Twp., Delaware Co., IN. From SR 67 & I-69 at Daleville, West ¼ mile to CR 1000 W (at stop light), turn South ¾ mile to property (on left).

TYPOGRAPHY

Nearly Level

FSA DATA

Farm No.: 7784

Corn Yield: 150

Soybean Yield: 45-50

OWNER: Amer-Properties Land Corp.

ADDRESS: 7711 N. Military Trail, Palm Beach Gardens, FL

PRICE

\$230,000 (\$5000/acre)

REAL ESTATE TAXES (2008-9)

\$1,251.56/year

EASEMENTS & RESTRICTIONS

None

FENCING

None

IMPROVEMENTS

None

TERMS

Cash

POSSESSION

At Closing Subject to Crop Rights.

ZONING

Agricultural

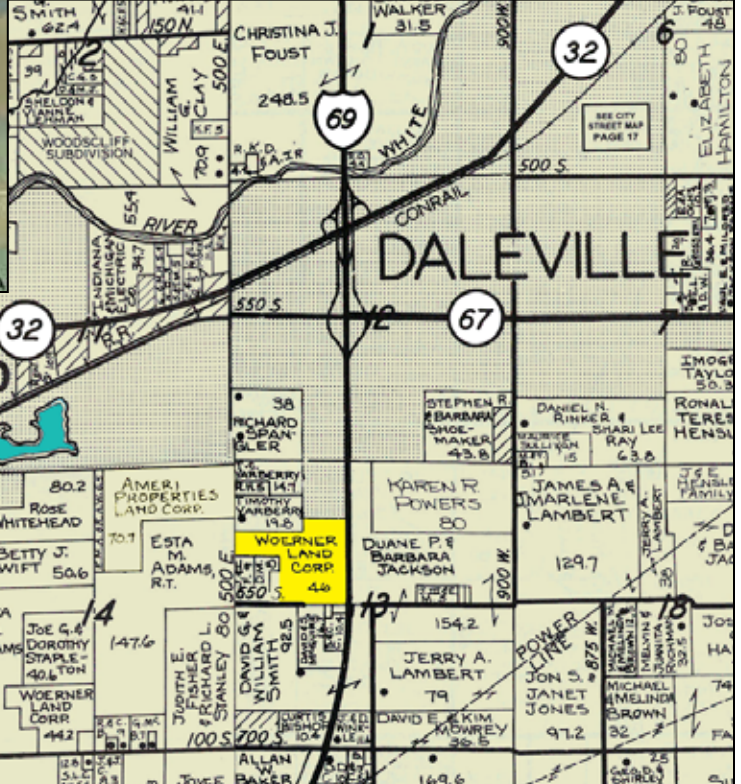
HIGH SCHOOL

Daleville Jr/Sr High School

COMMENTS

1600' of Frontage along I-69. (Average daily volume of 35,780.) Additional frontage on CR 1000 W and CR 650 N. Excellent billboard/cell tower possibilities. Will Divide.

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



SOILS	
Symbol	Name
PgaA	Pella
MorA	Milford
BdmA	Belmore
BdmB2	Belmore
WdrA	Wawaka
MecB	Martinsville
WdrB2	Wawaka
ObxB2	Ockley
SnIA	Southwest
HtbAU	Houghton
ThrA	Treaty