

# Beautiful Country Home FOR SALE

DELAWARE COUNTY, IN  
near Albany, IN

10381 East SR 28-67,  
Albany, IN 47320

13±  
Acres

List Price: \$379,000

## PROPERTY DESCRIPTION:

Don't miss this opportunity to experience country living at it's finest! This is a 3-bedroom, 2-bath, 1,876 square foot Country Home that has been completely updated and is ready to enjoy. The updates include a new addition, new roof, siding, wood flooring, air conditioner, heating system, electrical – you name it and it has been updated. Enjoy the beautiful landscaping and wide-open spaces that include mature trees, new plantings and even an apple orchard. House features include a 15x17 family room, 11x15 formal dining room, large bedrooms, parlor, sun room, large deck, laundry room, basement, whole-house generator and more. Outdoors you will find a spacious barn with room for tools, lawn equipment and even animals. There is also approximately 4½± acres for added income potential. This is a wonderful opportunity to create your dream home in the country. Up to 68± additional acres available with full frontage on the Mississinewa River.

**TILLABLE:** 4.4± Acres

**TOPOGRAPHY:** Gently Rolling

**IMPROVEMENTS:** Small Post/Beam Barn, 2 smaller outbuildings

**TAXES:** \$1525/Year (Includes additional acreage to be split off)

**TERMS:** Cash at Closing



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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800.451.2709  
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Listing Agent: MARK SMITHSON  
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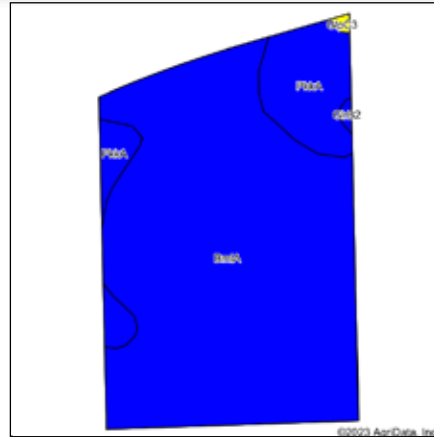
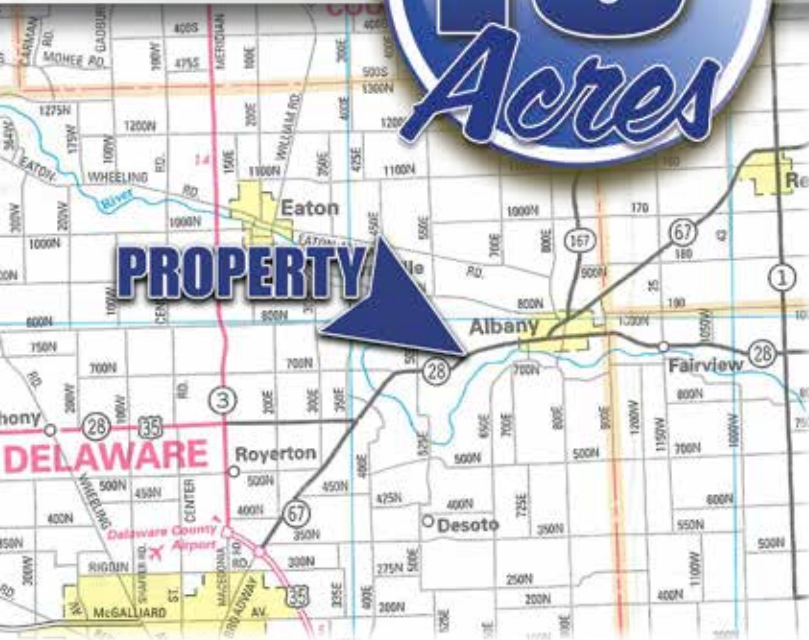
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State: Indiana  
County: Delaware  
Location: 3-21N-11E  
Township: Delaware  
Acres: 12.89  
Date: 7/27/2023



Soils data provided by USDA and NRCS.

Area Symbol: IN035, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Com Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BmIA	Blount-Del Rey silt loams, 0 to 1 percent slopes	11.07	85.9%		Ilw	141	5		9	46	63	
PkIA	Pewamo silty clay loam, 0 to 1 percent slopes	1.82	14.1%		Ilw	157	5	11	47	64		
<b>Weighted Average</b>						<b>2.00</b>	<b>143.3</b>	<b>5</b>	<b>1.6</b>	<b>7.7</b>	<b>46.1</b>	<b>63.1</b>

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