

LAND FOR SALE

KOSCIUSKO COUNTY, IN

46.8± ACRES

NEW LOWER PRICE

**\$9,500 / ACRE
\$444,600 TOTAL**

Clay Township, East of Claypool, South of Warsaw, Northeast of Silver Lake

LOCATED: On S CR 100 W, Claypool, IN.

6.5 miles south of Warsaw on SR 15 to CR 700 S at Claypool, turn east 2 miles to CR 100 W then turn south .4 mile just over the railroad on the east side.

- HUNTING • WILDLIFE • POND
- POLE BUILDING • TILLABLE LAND
- BUILDING SITE



This property is a hunter's paradise with approximately 26± wooded acres with a 1.75± acre pond and a trail through the woods. The pole building is set back off the road and is 40'x40', with an 8'x40' covered porch and concrete floor. 20.75± acres of productive tillable land. No electric or water.

Taxes: \$1146.40



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

CURTIS - GIB28K

**SCHRADER**
Real Estate and Auction Company, Inc.

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LISTING MANAGER:
GARY BAILEY
260-417-4838 • BGARY809@GMAIL.COM

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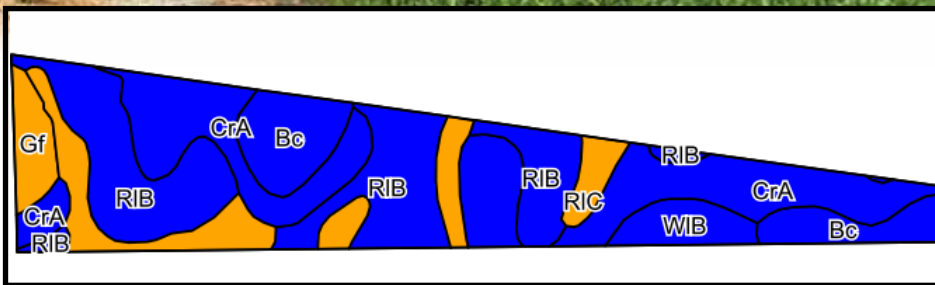


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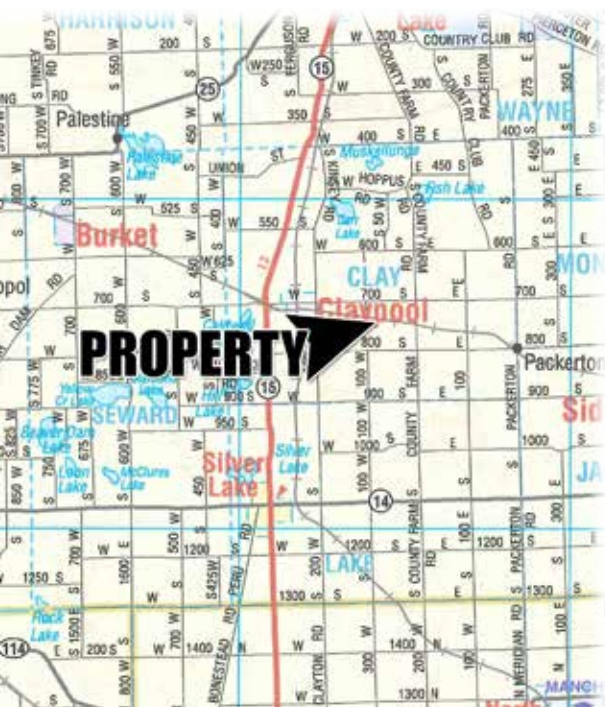
Soils data provided by USDA and NRCS.

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Area Symbol: IN085, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CrA	Crozier loam, 0 to 1 percent slopes	16.24	33.5%	Blue	Ilw	154		5			10	50	69
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	15.50	32.0%	Blue	Ile	141	1	5	8	8	1	49	58
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	6.57	13.6%	Orange	Ile	130	18	4			9	46	65
Bc	Barry loam	5.97	12.3%	Blue	Ilw	175	23	6			12	49	70
WB	Wawasee fine sandy loam, 2 to 6 percent slopes	2.22	4.6%	Blue	Ile	145		5			9	51	58
Gf	Gifford sandy loam, gravelly substratum, 0 to 2 percent slopes	1.93	4.0%	Orange	Illw	148		5			10	51	48
Weighted Average						2.18	148.5	5.6	5	2.6	2.6	7.2	63.7

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