

# Quality Crop LAND FOR SALE

DELAWARE COUNTY, IN  
MONROE TWP.

## 20<sup>±</sup> acres

For GPS locating: adjacent to 4300 East County Road 300 South, Muncie

- Mostly Tillable with Quality Soils •
- Approximately 2 miles SSE of Muncie along CR 350 South •
- Near Cardinal Greenway and Prairie Creek Reservoir •

### Price: \$204,000

#### PROPERTY DESCRIPTION:

- Delaware County, Section 36, Monroe Township: 19.71± acres per county GIS
- 18.22± Tillable Acres per Farm Service Agency
- Quality Soil Mix Featuring Crosby and Treaty Soils
- 2024 Crop rights to the buyer

#### SOILS:

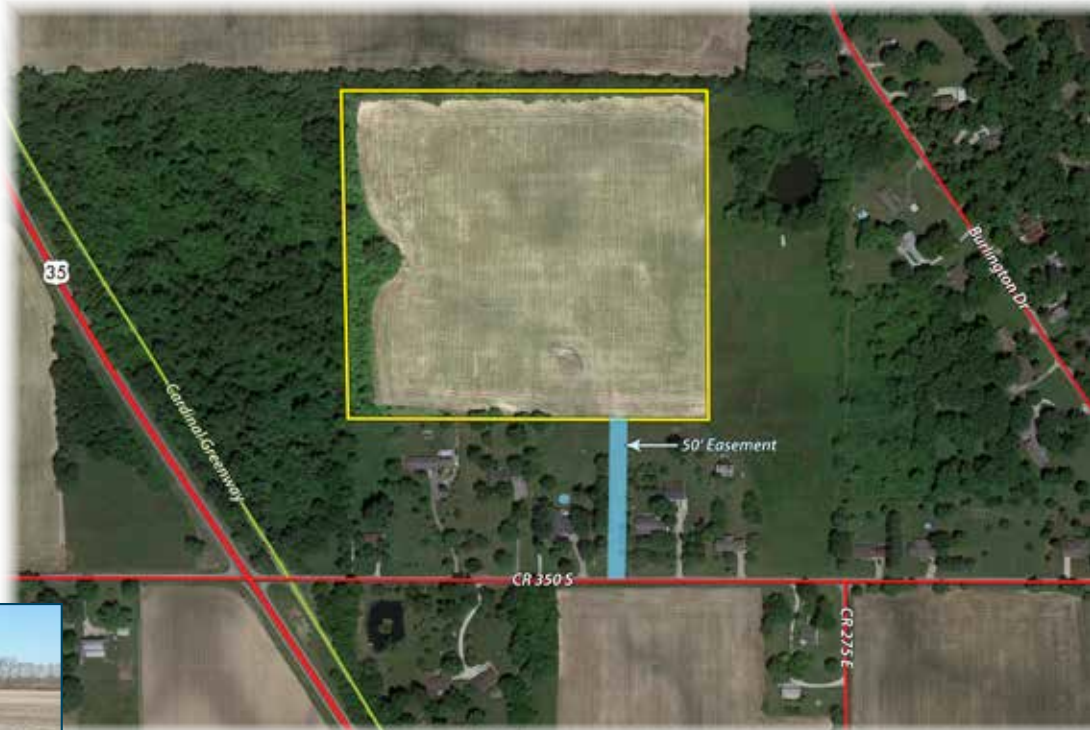
Crosby (63%) and Treaty (33%)  
Loams with 153.9 soil index

#### TOPOGRAPHY:

Fairly level to gently rolling

#### TAXES:

Approximately \$31/acre/annually



**PROPERTY LOCATION:** Section 36, Township 20 North, Range 10 East. From the Bypass on the south side of Muncie, travel south on US 35 about 1½ miles to CR 350S, then east approximately ¼ mile to the property on the left (north). Access is via 50' easement.



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

HAZELBAKER • MS25D

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

**800-451-2709**  
[schraderauction.com/listings](http://schraderauction.com/listings)

Listing Manager:  
Mark Smithson  
Call or Text: 765-744-1846

# Quality Crop LAND FOR SALE

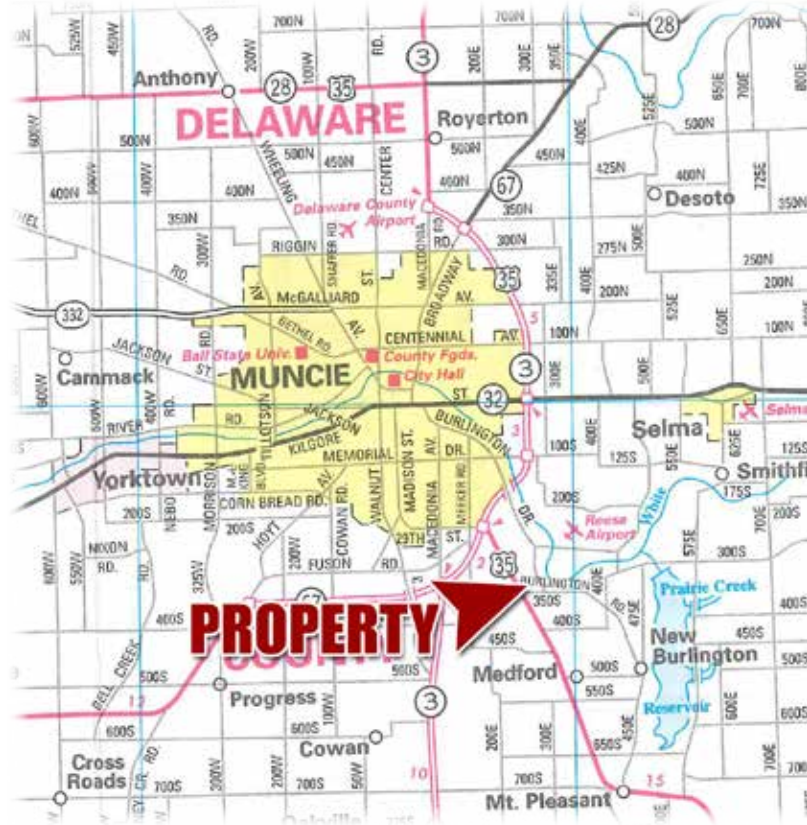
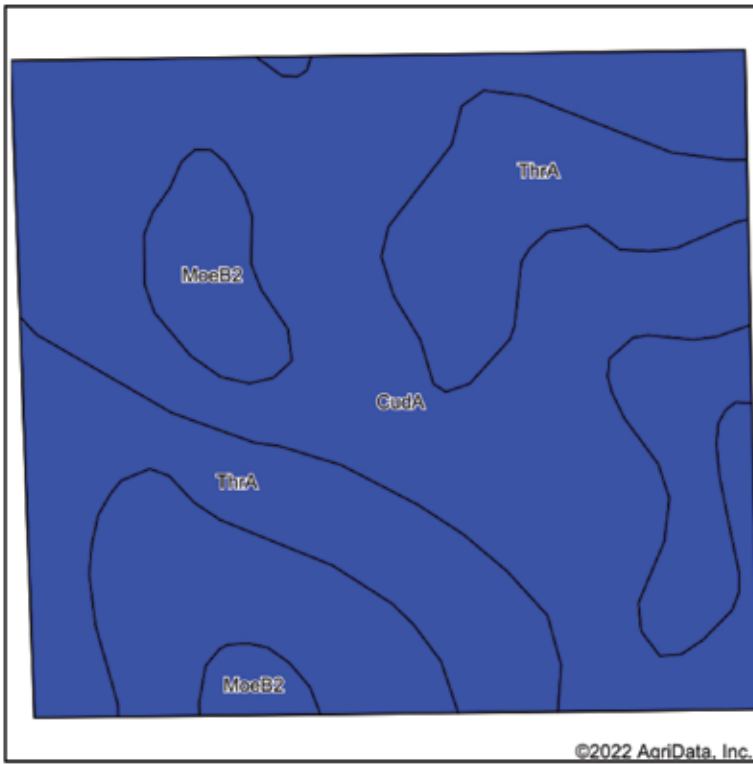
DELAWARE COUNTY, IN  
MONROE TWP.

# 20<sup>±</sup> acres

For GPS locating: adjacent to 4300 East County Road 300 South, Muncie

- Mostly Tillable with Quality Soils •
- Approximately 2 miles SSE of Muncie along CR 350 South •
- Near Cardinal Greenway and Prairie Creek Reservoir •

Price: \$204,000



Area Symbol: IN035, Soil Area Version: 27										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	12.16	61.4%		Ilw	142	5	9	52	55
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	6.48	32.7%		Ilw	181	6	12	64	61
MoeB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	1.17	5.9%		Ile	127	4	8	45	57
<b>Weighted Average</b>					<b>2.00</b>	<b>153.9</b>	<b>5.3</b>	<b>9.9</b>	<b>55.5</b>	<b>57.1</b>

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

HAZELBAKER • MS25D

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

**800-451-2709**  
[schraderauction.com/listings](http://schraderauction.com/listings)

Listing Manager:  
Mark Smithson  
Call or Text: 765-744-1846