

36± Acres

- POND • TILLABLE LAND
- BEAUTIFUL RECREATIONAL PROPERTY
- GREAT LOCATION!



2 Miles South of SR 114 at North Manchester, IN with Frontage on SR 13

Price:
\$249,000

PROPERTY DETAILS:

- 10± Tillable Acres
- 15± Acres of Pond and 15± Acre Pond with Recreational Wooded Border

Income producing tillable land with beautiful pond with recreational wood border.



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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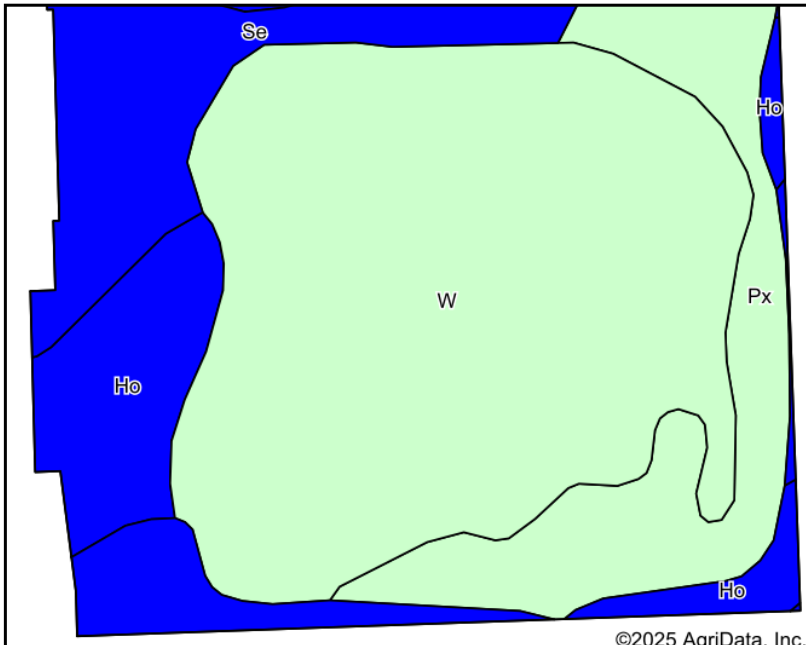
Listing Agent:
ARDEN SCHRADER - 260-229-2442

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SOIL MAP



TOPO CONTOURS MAP



Area Symbol: IN169, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
W	Water	16.18	45.8%						
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	8.04	22.8%		133	4	9	37	65
Px	Pits, gravel	6.00	17.0%						
Ho	Homer loam	5.07	14.4%		99	4	6	32	45
Weighted Average					44.5	1.5	2.9	13	21.3

* Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



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