



TRACTS 1 & 2

Newton County, IN
 5± miles East of Lake Village
 3 ½± miles Southwest of Roselawn

**129.9±
Acres**

offered in 2 Tracts

FOR Sale!



**TRACT 1: 80± acres
\$11,900.00/acre**

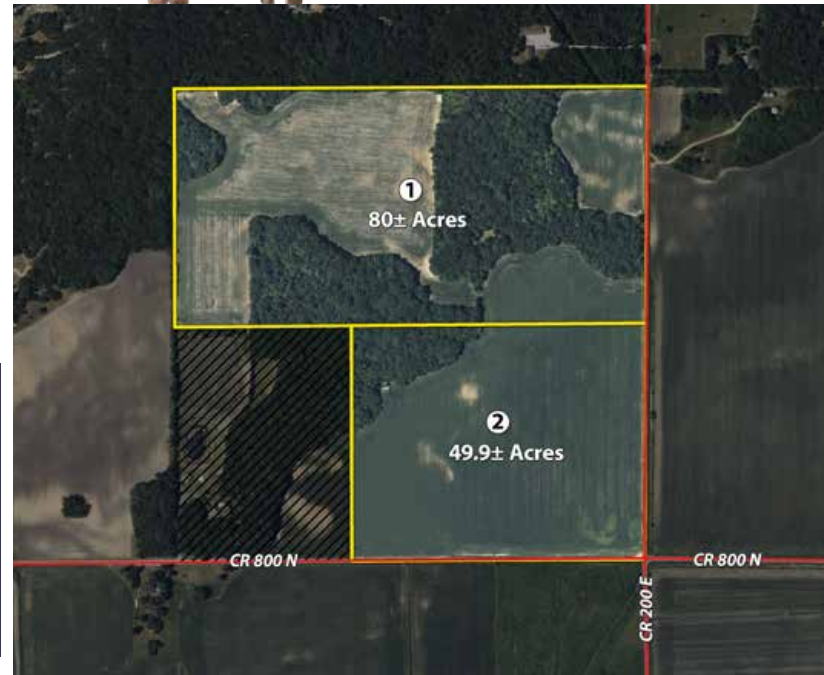
**TRACT 2: 49.9± acres
\$11,900.00/acre**

DIRECTIONS: From the north side of Lake Village at the intersection of US 41 and SR 10, go east on SR 10 for 5 ¼ miles to CR 200 E. Go south on 200 E for 1 ½ miles to Tract 1 on the west side of the road. Tract 2 is on the south side of Tract 1 on 200 E and has frontage on CR 800 N as well.

TRACT 1: 80± ACRES offering a great mix of woods and tillable land. A beautiful tract of land with many possibilities. Consider for your country home with seclusion and privacy, woods with loads of deer activity providing hunting and recreational opportunities or to just enjoy nature, as well as approximately 47± tillable acres for crop/rental income. This tract has frontage on CR 200 E.

TRACT 2: 49.9± ACRES with approximately 42± tillable acres. Don't overlook the wooded area in the northwest portion for hunting opportunities as well as investigate for a potential home site. This tract has frontage on CR 800 N and CR 200 E.

Possession: At closing subject to rights of tenant to the 2026 crop.
 North Newton School Corporation district
 Zoning: A - Agricultural
 Real Estate Taxes: (entire 129.931± acres) 2025 payable 2026 - \$2,295.04
 Drainage Assessments: \$389.78
 FSA Information: (Whole Property)
 Cropland: 89.88 Acres
 Corn Base Acres: 60.81 PLC Yield: 127
 Soybeans Base Acres: 25.68 PLC Yield: 39



TRACT 1



TRACT 1



TRACT 2



TRACT 2

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 STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

MOLSON FARMS - JHMWW13N

SCHRADER
 Real Estate and Auction Company, Inc.

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LISTING AGENTS:
 Matt Wiseman • 219-689-4373
 Jim Hayworth • 765-427-1913



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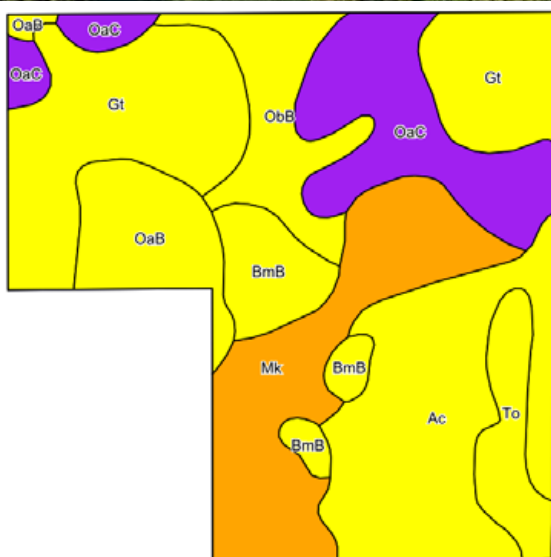
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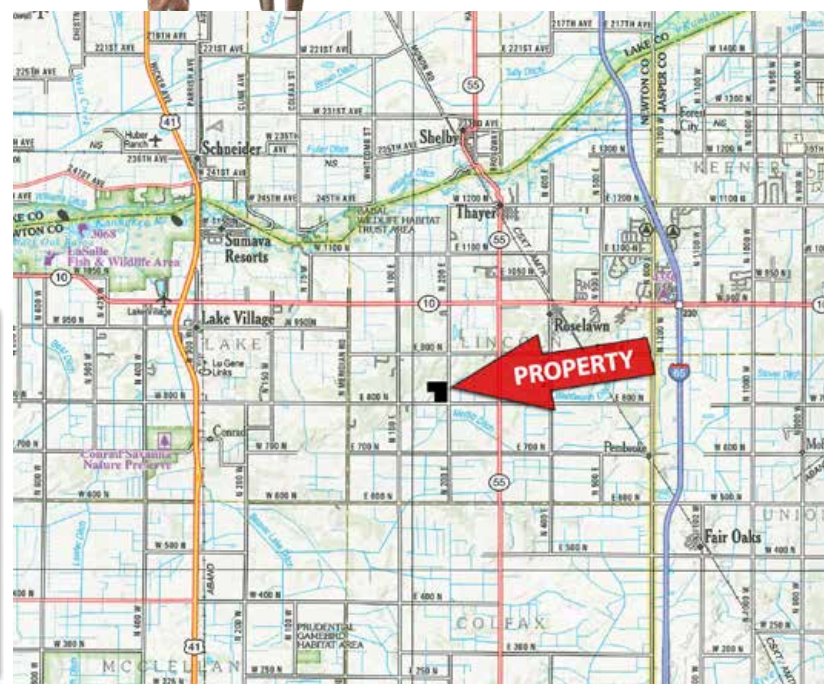


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 \$11,900.00/acre**

**TRACT 2: 49.9± acres
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Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
Gt	Granby loamy fine sand, 0-2% slopes	29.41	22.3	133	36	53
Ac	Ackerman-Martisco variant complex, drained	25.72	19.7	126	28	50
Mk	Maumee mucky loamy fine sand	21.83	16.7	135	28	54
OaC	Oakville fine sand, prairie peninsula, 6-12% slopes	18.79	14.4	75	26	34
ObB	Oakville fine sand, moderately wet, 1-3% slopes	10.46	8.0	81	28	37
OaB	Oakville fine sand, prairie peninsula, 1-6% slopes	10.02	7.7	85	29	41
BmB	Brems loamy sand, 1-3% slopes	8.27	6.3	77	27	35
To	Toto muck, drained	6.37	4.9	136	35	55
Weighted Average				112.4	29.9	46.6



TRACT 1



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TRACT 2



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