

FARM LAND

2 UNITS AVAILABLE FOR SALE



CDN • TF12C

Unit A

TYPE OF FARM: Swine Operation: Clinton County Indiana "Unit A"
(Rothenberger Farm)

TOTAL ACRES: 24.84

TILLABLE ACRES: 18.86

BUILDINGS: 5.5

ROADS & WASTE: 0.48

SECTION: 32

TWP: Union

COUNTY: Clinton

STATE: IN

PRICE: \$550,000

OWNER: CDN Farms, LLC

DIRECTIONS TO PROPERTY: From SR 39 north out of Frankfort one mile to CR 230W, farm situated along 39 and CR 230.

ADDRESS: 1819 N CR 230W, Frankfort, IN

TENANT: Owner

CURRENT LEASE TERMS: 2014

EASEMENTS OR RESTRICTIONS: None

POSSESSION DATE: At Closing

TAXES PAYABLE 2014: \$10,782.40

ZONING: Agricultural

OIL/MINERAL RIGHTS: None

FENCING: Partial

IMPROVEMENTS:

152,500 bushel grain bin storage and 6000 spaces. Farm has been nursery to finish.

HOG BUILDINGS: 20x64, 30x120, 30x128, 22x100, 32x80, 42x112, 32x144, 22x170, 34x80, 32x144, 32x144, 32x88, 33x168 & 32x144.

FARM BUILDINGS (office, shop) 40x48, 42x70 & 24x60
Grain Dryer and handling system.

COMMENTS: The farmland has high productivity, 2013 harvest yield was 256bu/ac.

Unit B

TYPE OF FARM: Swine Operation: Clinton County Indiana Unit B
(Kinsler Farm)

ACRES: 11.97

TILLABLE ACRES: 0.0

BUILDINGS: 6.99

LAGOON: 4.98

SECTION: 26

TWP: Jackson

COUNTY: Clinton

STATE: IN

PRICE: \$450,000

OWNER: CDN Farms, LLC

DIRECTIONS TO PROPERTY: From SR 39 south of Frankfort to Antioch Rd. turn west follow to CR 300S, farm is on south side of CR 300 S.

ADDRESS: 1819 N CR 230W, Frankfort, IN

TENANT: Owner

CURRENT LEASE TERMS: 2014

EASEMENTS OR RESTRICTIONS: None

POSSESSION DATE: At Closing

TAXES PAYABLE 2014: \$2465.12

ZONING: Agricultural

OIL/MINERAL RIGHTS: None

FENCING: None

IMPROVEMENTS:

123,000 bushel grain bin storage and 4000 spaces. Farm has been nursery to finish.

HOG BUILDINGS: 23x104, 28x56, 28x112, 34x80, 34x160, 23x120, 42x112, 42x96, 34x160, 34x84, 23x120, 48x88, 36x160. 40x156.

FARM BUILDINGS: 24x40 & 24x40

Grain handling system.

LAGOON: 14 million gallon capacity, the lagoon has an easement to the main buildings on the farm, there is a 6" PVC line that runs from main farm to the lagoon.

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

Unit A



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Unit B

