Whitley County, IN

20.27± acres for sale

TILLABLE & WOODED



Type of Farm: Tillable/Wooded
Total Acres: 25.27±
Tillable Acres: 19±
Woods: 7±
Section: 35
Twp.: Etna-Troy
County: Whitley
State: Indiana

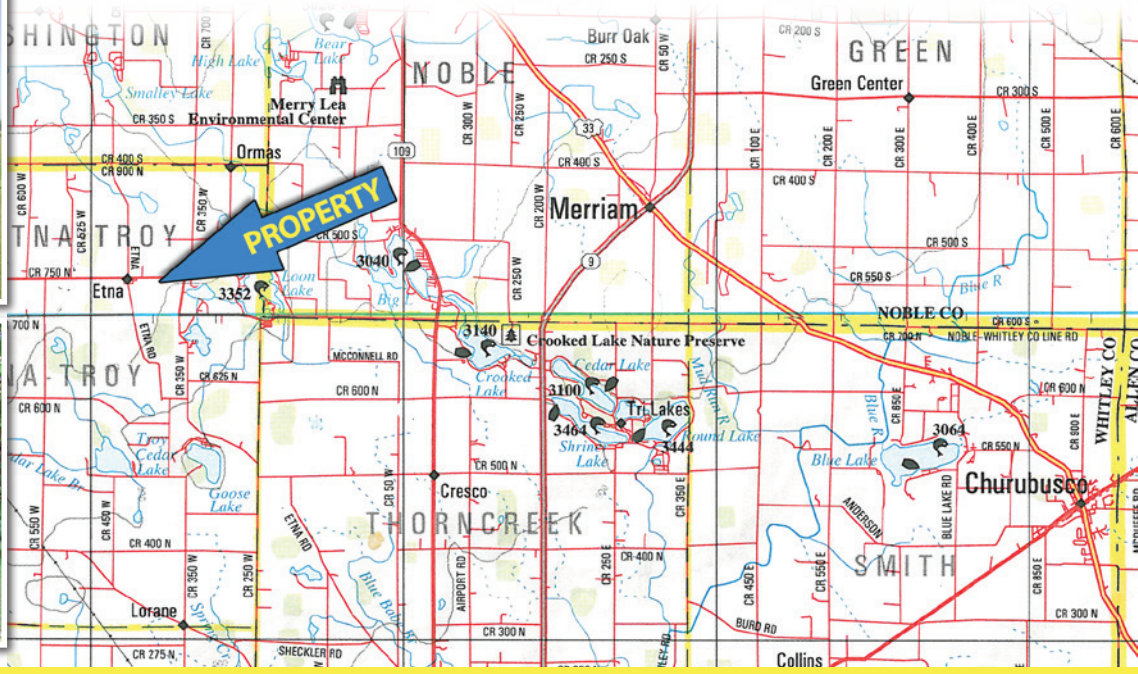
Price: $195,000
Owner: Eddie & Mary Lee
Address: 4001 w 750 N
Tenant: Doug Burnworth
Current Lease Terms: 2014 crop year
Taxes Payable 2014: $508.84
Possession Date: At closing subject to tenant rights for 2014.
Zoning: Agriculture

Improvements: 45'x72' pole barn, 45'x32' concrete, 200 amp elec. service
Topography: Gently rolling
High School: Columbia City
Elec. Source: Northeastern REMC

Comments: Beautiful trails through the woods, excellent building site, room for hobbies, recreation or hunting.







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

Lee • AS25W

SCHRADER
Real Estate and Auction Company, Inc.

LISTING AGENT | Arden Schrader
800.451.2709 or 260.244.7606







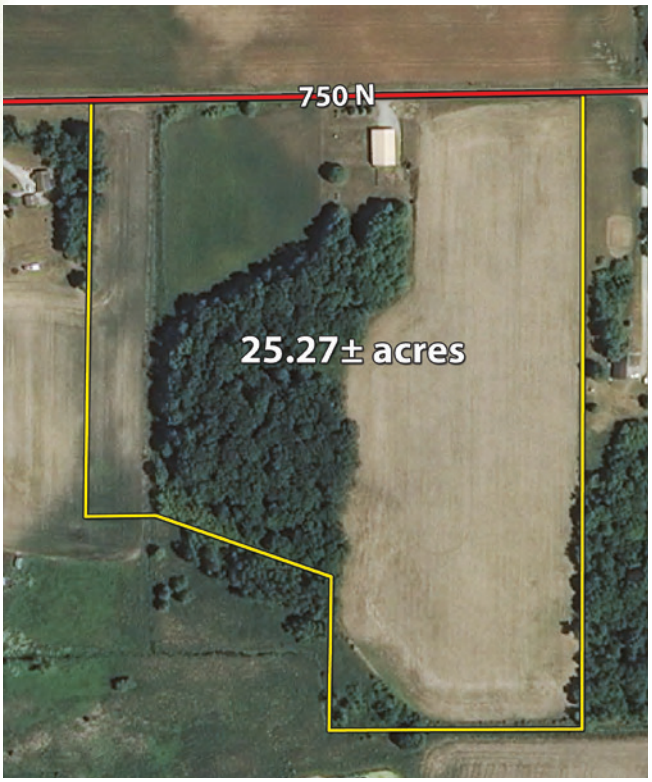


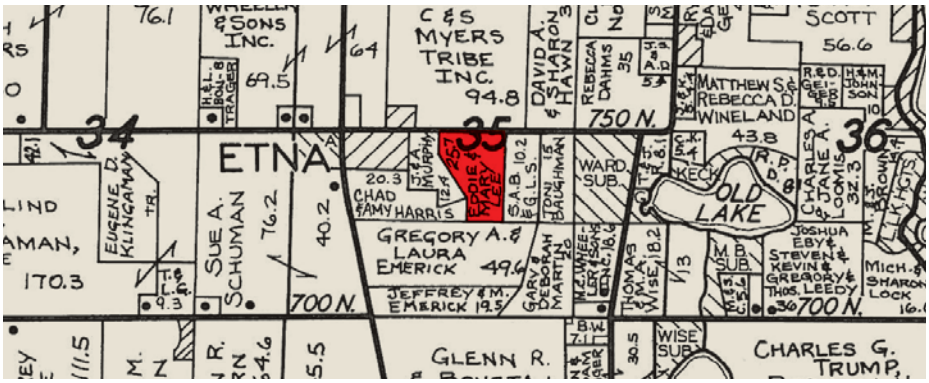


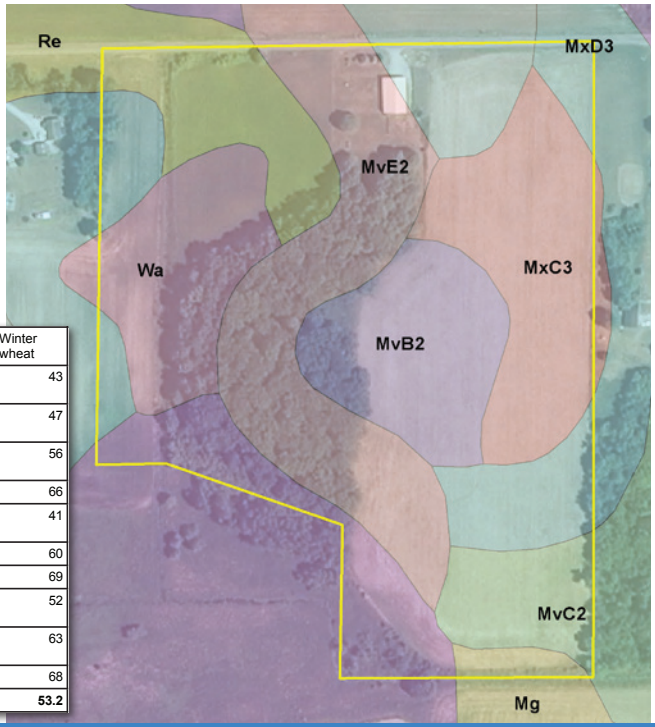












Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat
MvE2	Morley loam, 20 to 30 percent slopes, eroded	5.51	20.9%		VIe	85		2.8	5.6	30	43
MxC3	Morley clay loam, 5 to 12 percent slopes, severely eroded	3.98	15.1%		IVe	105	16	3.5	6.9	37	47
MvB2	Morley loam, 3 to 6 percent slopes, eroded	3.14	11.9%		IIe	125	18	4.1	8.3	44	56
Wa	Wallkill silty clay loam	2.98	11.3%		IIIw	165	23	5.4	10.9	49	66
MxD3	Morley clay loam, 12 to 20 percent sloes, severely eroded	2.72	10.3%		VIe	90		3	5.9	32	41
Ht	Houghton muck, drained	2.62	10.0%		IIIw	151		4.9	9.9	41	60
Re	Rensselaer loam	2.17	8.2%		IIw	172		5.8	11.4	48	69
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.56	5.9%		IIIe	115	17	3.8	7.6	40	52
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.22	4.6%		IIe	140	20	4.6	9.2	49	63
Mg	Mermill loam	0.42	1.6%		IIw	170	23	5.6	11.2	49	68
					Weighted Average	**121.8**	**9.5**	**4**	**8**	**39.4**	**53.2**

Lee • AS25W

SCHRADER
Real Estate and Auction Company, Inc.

LISTING AGENT | Arden Schrader
800.451.2709 or 260.244.7606