Potential Building Site

Near Colfax Indiana

Land for Sale

9[±] acres Clinton County, IN

Off Manson-Colfax Rd



Total Acres: 9 Woods: 4.99 Section: 34 County: Clinton Tillable Acres: 3.52 Roads & Waste: 0.50 Twp: Perry State: IN

This acreage is split off parent tract, could be developed with Clinton County Zoning approval to potential building site. The property features 3.5 +/- acres of high quality tillable acres and the balance is grassy pasture, some light woods and open ditch to the east.

\$63,000



Owner: Jackson Land Company, LLC Directions to Property: US 52 to Manson Colfax Rd, turn East and drive 1.25 miles, property is on the north side of road, look for Schrader signage. Tenant: Dean Jackson

Current Lease Terms: Leased Possession Date: Upon Closing Taxes Payable 2014: Before split \$1156.06 Zoning: Agriculture Oil/Mineral Rights: None, assumed by Buyer Fencing: Partial Improvements: None Soil Types: Ragsdale & Fincastle Yield Index: 172.6 Topography: Flat tillable acres, with rolling pasture that has open ditch High School: Clinton Prairie Elec. Source: Duke Energy at road

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

Jackson • TF15C



800.451.2709 schraderauction.com/listings Listing Agent: TODD FREEMAN 765.414.1863 • todd@schraderauction.com

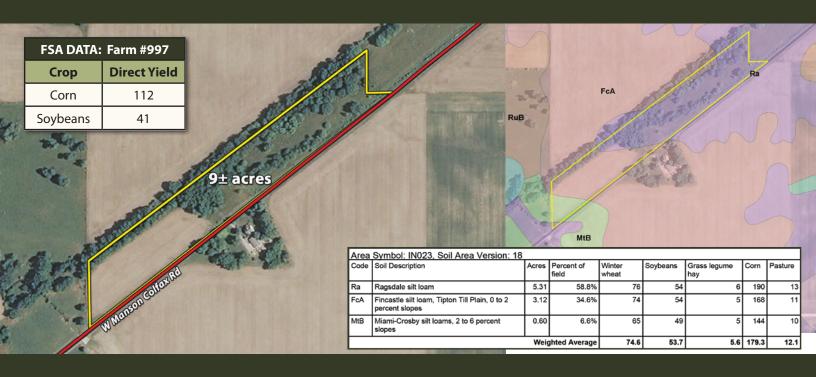
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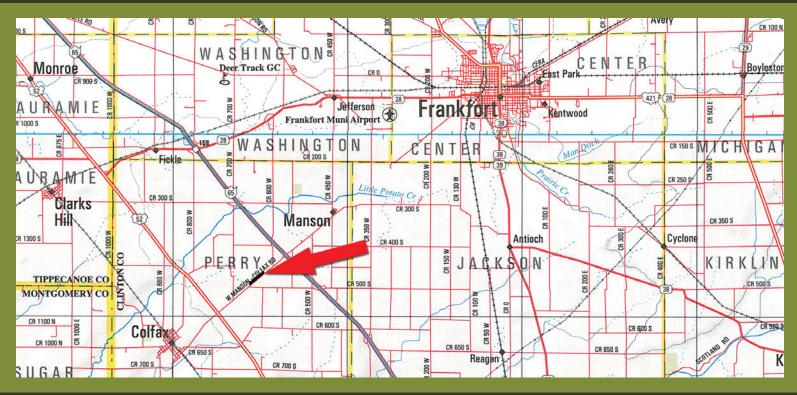
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