LAND FOR SALE

14± ACRES

Howard County, IN

PRICE: $25,000/acre

US31 & SR26 intersection, go west on SR26, ¼ mile on north side of the road. Watch for Schrader sign.

Nice parcel of small acreage on the US31 & SR26 interchange on the East side of Kokomo; acreage could be petitioned for re-zoning to another use. Acreage is currently agricultural and has not been rezoned and approval would be required from the City of Kokomo and/or Howard County. Contact sales manager for the overlay and zoning maps for the City and County.

Type of Farm: Potential Transitional Tillable Acres – SR26 & US31
Total Acres: 14.50
Tillable Acres: 13.86
Pasture/Woods: NA
Roads/Water: 0.12
Section: 29
Twp: Taylor
County: Howard
State: IN
Price: $25,000/Acre
Owner: Everett J Smiley
Address: PO Box 78, Kokomo, IN 46965
Current Lease Terms: $200 acre cash
Possession Date: At closing
Taxes Payable 2016: $3,060 - Taxes are based off the entire parcel that includes the home site. The home site will be removed when the split occurs creating a new tax parcel and tax record.
Zoning: Property class Cash Grain/General Farm
Oil/Mineral Rights: New owner assumes
Fencing: Partial
FSA Data: Farm 1162 Tract 1629, 13.86 tillable acres.
Improvements: None
Soil Types: Crosby silt loam & Brookston silt loam
Topography: Flat
High School: Taylor Community School Corp.
Elec. Source: Duke Energy

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

Smiley • TF24H

SCHRADER Real Estate and Auction Company, Inc.
800.451.2709
schraderauction.com/listings
Listing Agent: **TODD FREEMAN**
765-414-1863, todd@schraderauction.com

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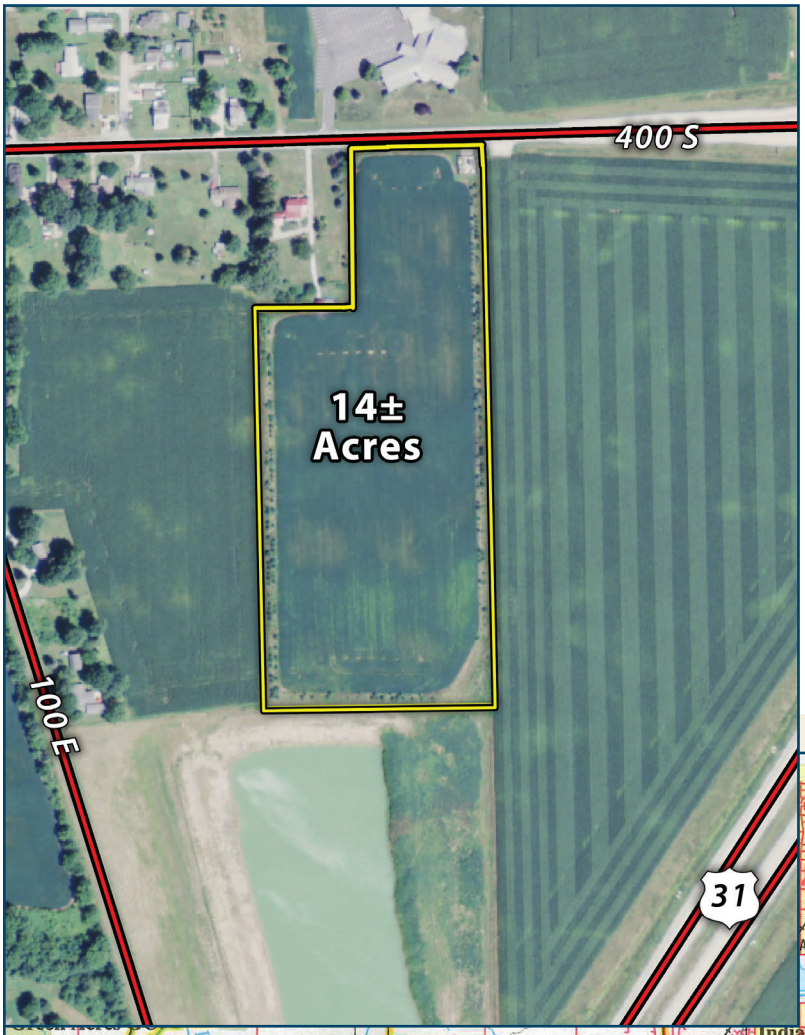

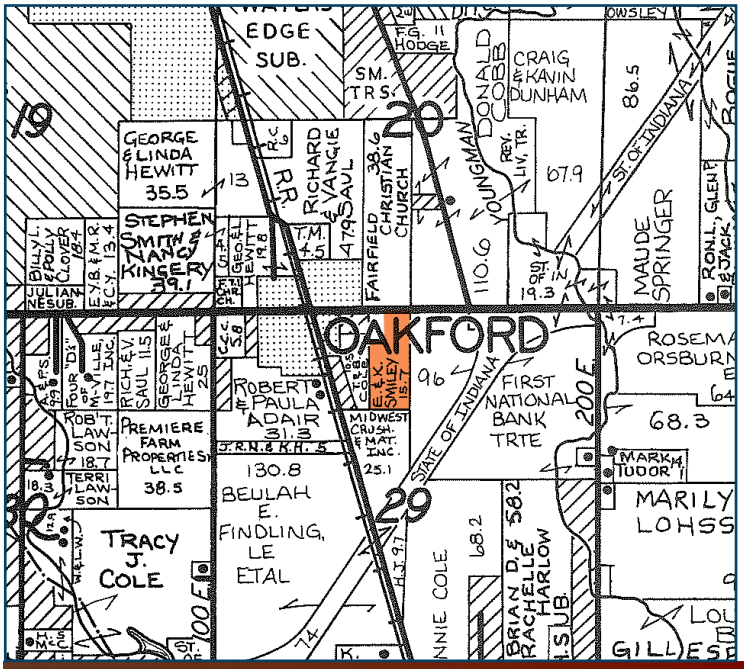

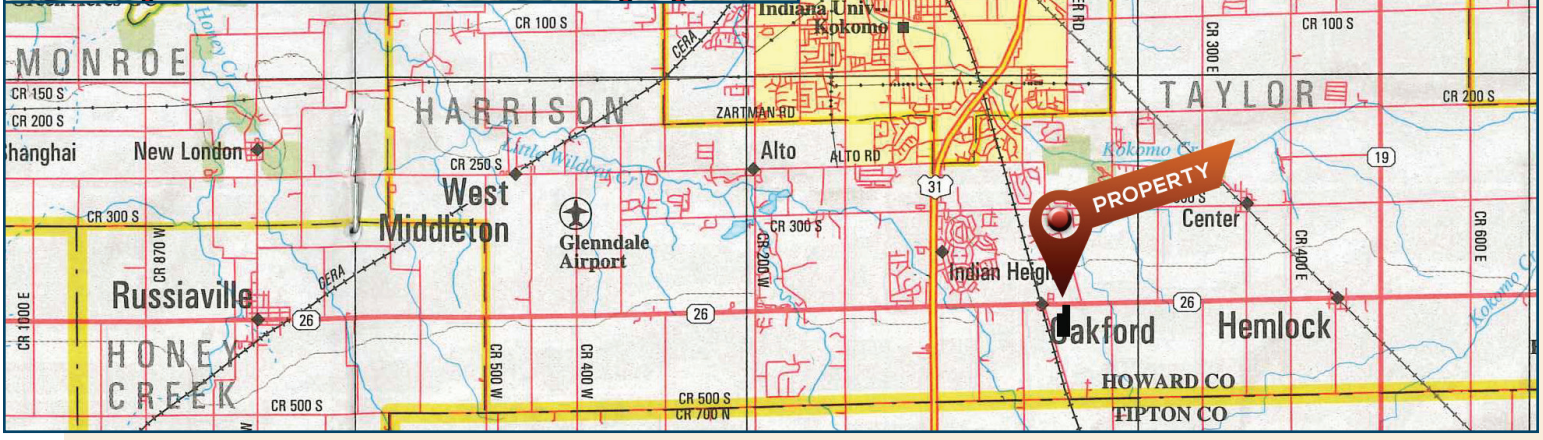

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