

REAL ESTATE LISTING PROPERTY FOR SALE

CLINTON COUNTY, IN / 97± ACRES / NORTH OF FRANKFORT

Directions to Property: From Frankfort north on SR39, farm is situated on east side of road, across from the new Bunnel access road. Watch for Schrader Real Estate & Auction sign.



LIST PRICE:
\$860,000



TOTAL ACRES:
97± ACRES



TILLABLE ACRES:
82.53± ACRES

- **Current Lease Terms:** Leased for 2017
- **County, Twp, Section, & State:** Clinton County, Center Township, Section 4, Indiana
- **Total Acres:** 97± Acres
- **Tillable Acres:** 82.53± Acres
- **Woods:** 14.47± Acres
- **Roads/Water:** .10± Acres
- **Taxes Payable:** 2017 - \$ 45.08/AC ** (see other side for note)
- **Possession Date:** At closing per tenants rights
- **Zoning:** 100 Class – Agriculture Vacant Lot
- **Fencing:** Partial
- **Improvements:** None

- **Easements or Restrictions:** None
- **Topography:** Flat, gentle roll, road frontage along SR39.
- **Oil/Mineral Rights:** Assumed by Buyer
- **Electric Source:** Duke Energy – Frankfort Power & Light
- **Soil Types:** Fincastle Silt Loam, Camden, Ragsdale, Treaty, Martinsville, Russell and Xenia.
- **High School:** Frankfort
- **Owner:** James & Pamela Hensley

FSA Data:

Farm #3619 Tract #3704, data based off the 92.80 tillable acres prior to split.

PLC yield: Corn 188 - Soybeans 55. Farm has no CRP acres.

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

Hensley • TF30C



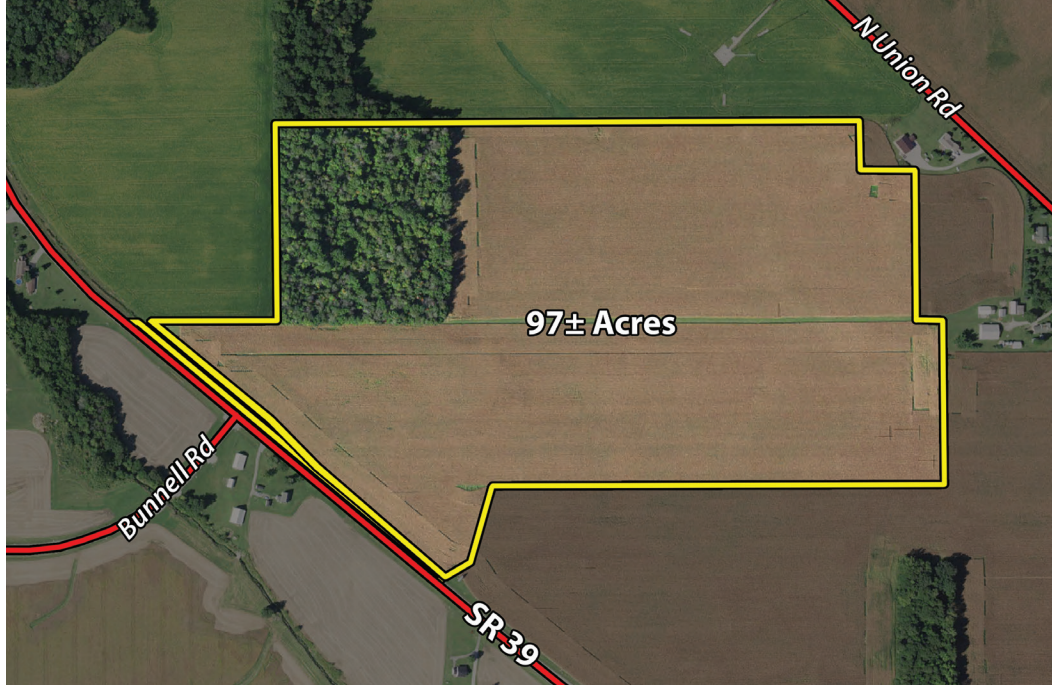
800.451.2709
schraderauction.com/listings

Listing Agent: TODD FREEMAN
765-414-1863 • todd@schraderauction.com

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- **97± ACRES / 82.53± TILLABLE**
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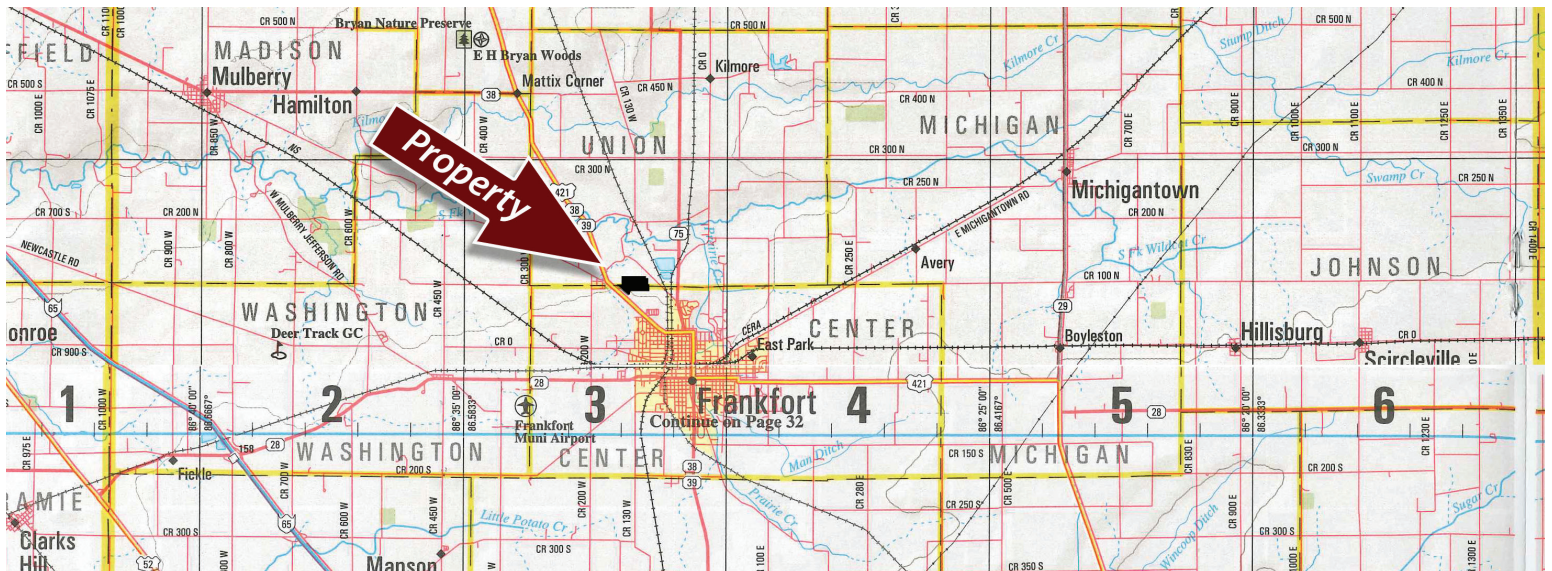
AERIAL MAP



Nice farm located just north of Frankfort city limits in Clinton County. There are approximately 14.5 acres of woods included. Great potential development as property is so close to the city. Farm is leased for 2017 crop year. Contact the sales manager for FSA data, soils mapping, and other information.

**** Taxes: \$4372.06 is based off 98.02 acres in parent tract. Tax Apportionment Agreement will be entered into by Seller and Buyer to prorate the new tax bill off a new survey split to 97.00 acres. George Blinn Special Assessment is \$20 annually.**

LOCATION MAP



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