

REAL ESTATE LISTING PROPERTY FOR SALE

CLINTON & TIPPECANOE COUNTIES, IN / 203± ACRES

Directions to Property: From Dayton (I-65-SR 38) east on SR 38, about 4.5 miles to West CR 1050E turn left, ½ mile to CR 350E, turn right. Watch for Schrader Real Estate & Auction sign on left.

Nice farm located between Dayton and Mulberry in Tippecanoe and Clinton Counties. A new survey will be required to split off the woods and acreage to the road from the parent parcel to create the 203 acres. Farm is leased for 2017 crop year, contact sales manager for FSA data, soils mapping and other information.



LIST PRICE:

\$2,000,000



TOTAL ACRES:

203± ACRES



TILLABLE ACRES:

201± ACRES

- **Current Lease Terms:** Leased for 2017
- **County, Twp, Section, & State:** Clinton & Tippecanoe Counties, Madison & Sheffield townships, Section 4 & 7, Indiana
- **Total Acres:** 203± Acres
- **Tillable Acres:** 201± Acres
- **Roads/Water:** 2± Acres
- **Waterway:** 1± Acre
- **Taxes Payable:** 2017 - \$16.63 AC** (see other side for note)
- **Possession Date:** At closing per tenants rights
- **Zoning:** Agricultural
- **Fencing:** Partial
- **Improvements:** None

- **Easements or Restrictions:** None
- **Topography:** Flat, gentle roll, great road frontage along county roads.
- **Oil/Mineral Rights:** Assumed by Buyer
- **Electric Source:** Duke Energy
- **Soil Types:** Fincastle-Crosby, Treaty, Miami-Crosby, Milford & Mahalasville
- **High School:** Clinton Prairie Schools
- **Owner:** Daniels, LLC

FSA Data:

Farm #5087 Tract #4731, data based off the 209.85 tillable acres prior to this split. PLC yield: Corn 109 - Soybeans 33. 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.

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800.451.2709

schraderauction.com/listings

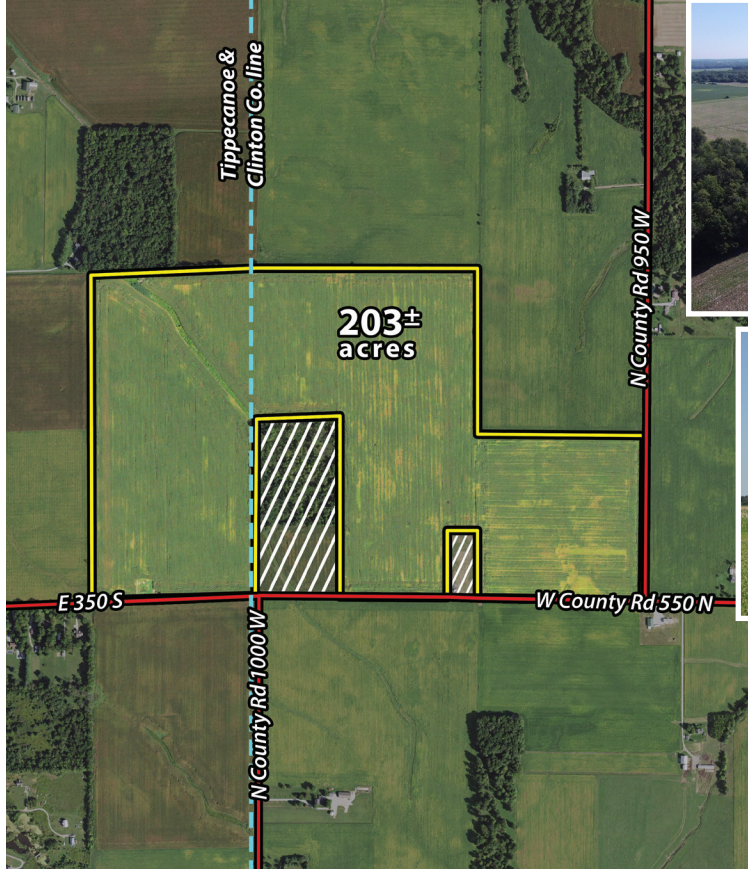
Listing Agent: TODD FREEMAN

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- 203± ACRES / 201± TILLABLE
- PRICE: \$2,000,000

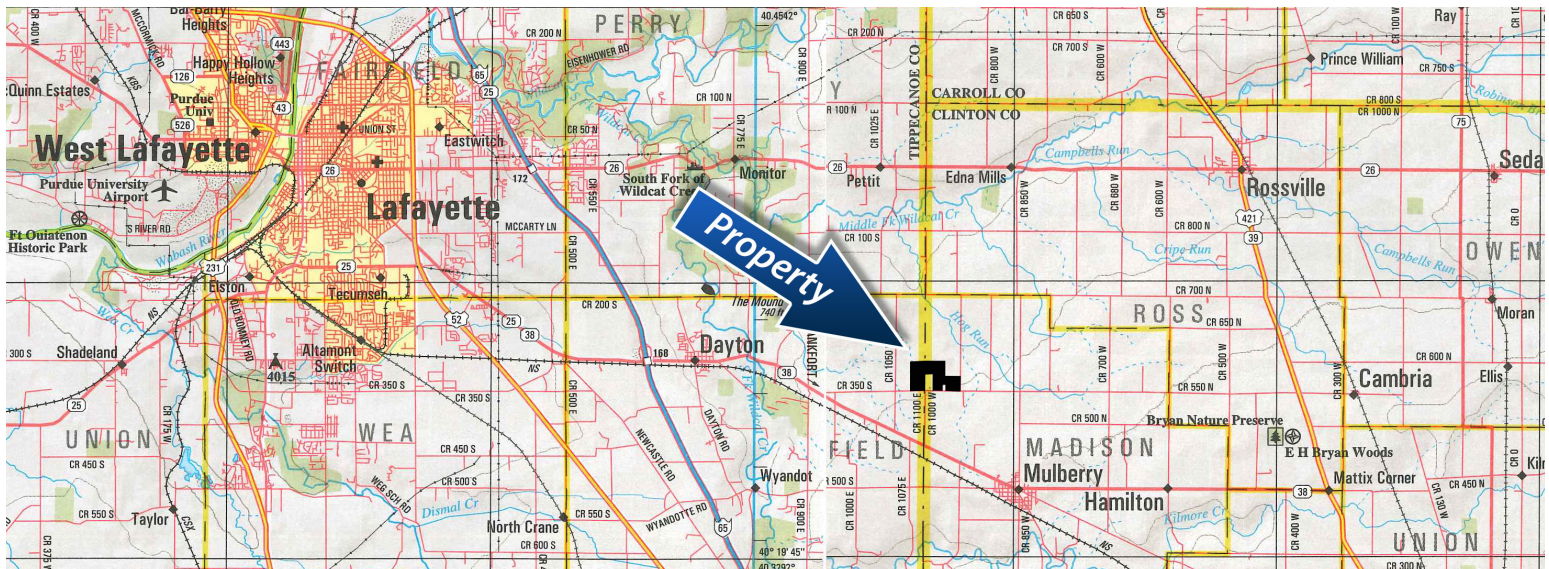
AERIAL MAP



Nice farm located between Dayton and Mulberry in Clinton County. A new survey will be required to split off the woods and acreage to the road from the parent parcel to create the 203 acres. Farm is leased for 2017 crop year, contact sales manager for FSA data and soils mapping and other information.

**Taxes: \$3732.42 is based off 224.51 acres in parent tract. Tax Apportionment will be needed to prorate the new tax bill off a new survey split to 203.00 acres.

LOCATION MAP



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